



## For Sale by Informal Tender

### 7.59 Acres of Grassland at Wood Green Lane, Church Minshull.

#### SUMMARY

A flat rectangular grass field in a quiet rural location with attractive mature oak trees and hedges on all four boundaries.

The RPA field number is SJ6460 OS8467. The field has a permanent grass root and has been mown for silage in recent years. There are no public footpaths crossing the land and there are no telegraph poles or in field trees to hinder tractor work.

#### DIRECTIONS

What3Words – duck.tigers.crunched (See location plan).

Head through Church Minshull on the B5074 Over Road towards Lea Green. In Lea Green turn left onto Paradise Lane. Follow the land round two sharp bends and then the field will be located on your left adjoining the wood.

#### VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

#### BASIC PAYMENT SCHEME (BPS)

The land is registered for the Basic Payment Scheme but the entitlements are available separately by negotiation with the selling agent. The field is currently in a Countryside Stewardship Scheme, details of which are available from the selling agents.

#### TENURE & TITLE

The field has freehold unregistered title.

Guide Price: Offers in the region of £70,000 - £90,000+

## OVERAGE

There is no Overage Clause included with the sale of this parcel of land.

## SERVICES

We understand there is a water main in Wood Green Lane. Purchasers to make their own enquiries regarding possible connection if required for stock watering.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land is recorded on the Land Classification Series for England & Wales as Grade 3 with Grade 1 being the best, Grade 5 the worst.

## MODE OF SALE

The land is being sold by Private Treaty.

### SELLING AGENTS

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### VENDORS SOLICITORS

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## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## MONEY LAUNDERING LEGISLATION

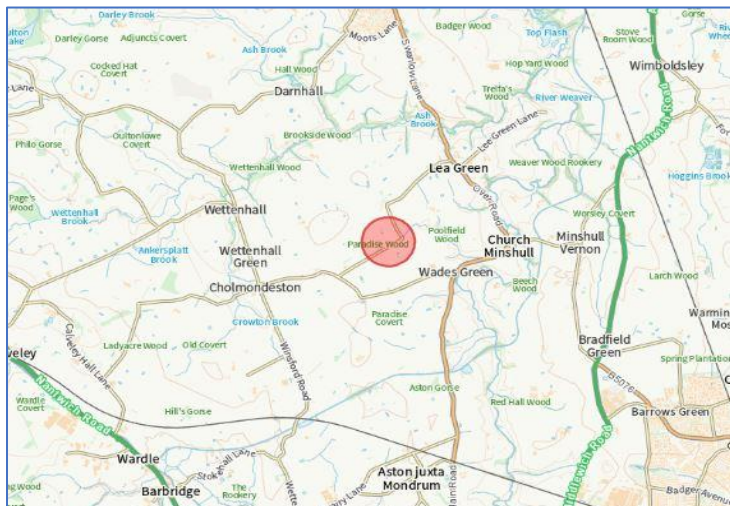
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## ACCESS

Access off Wood Green Lane via a single field gate.



Not to scale



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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