



For Sale by Private Treaty

Land off Capenhurst Lane, Chester, CHI 6HE

SUMMARY

2.24 acres (0.91 ha) of productive pastureland available as a whole. A versatile block of agricultural land benefiting from being in a prominent location with good accessibility to major roads. This land presents the perfect opportunity for an agricultural, equestrian or amenity purchaser to secure land which would be well suited for grazing, equestrian or recreational activities (subject to planning). There is a wooden field shelter currently in place suitable for equestrian purposes.

DIRECTIONS

Heading north on the A540 (Parkgate Road) from Chester, turn right onto Capenhurst Lane. Follow the road for approximately 0.3 miles where the land will be located on your left.

what3words - tutorial.wardrobe.reclining

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 not registered with the Rural Payments Agency and no entitlements will be included with the land sale.

TENURE & TITLE

Freehold registered title under CH649881 with vacant possession upon completion.

Guide Price: Offers in excess of £45,000

OVERAGE

None included in the sale of the land.

SERVICES

There are no services to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscape 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 Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser is responsible for erecting and maintaining their own stockproof boundary fences.

SELLING AGENTS

Georgina Simonds
Rostons Ltd
West View House
Hatton Heath
Chester
CH3 9AU
Tel: 01829 773000
Email:
georginasimonds@rostons.co.uk

VENDORS SOLICITORS

Helen Nash
DTM Legal LLP
Archway House
Station Road
Chester
Cheshire
CHI 3DR
Telephone: 01244 354800
Email: helen.nash@dtmlegal.com

TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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

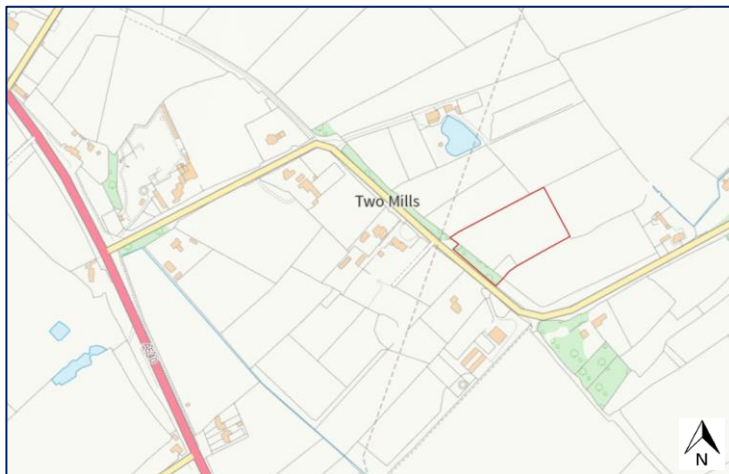
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale. The land is subject to a right of way, further details can be provided by contacting the selling agent.

SITUATION

Chester is located 6 miles south of the land and Ellesmere Port 4 miles north.

ACCESS

The land is accessed off Capenhurst Lane and benefits from a gated access set back from the road.



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



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU

Tel: 01829 773000 | Email: residential@rostons.co.uk

