



For Sale by Private Treaty

Land off Calveley Hall Lane, Calveley, CW6 9LD

SUMMARY

27.43 acres (11.10ha) or thereabouts of grassland on Calveley Hall Lane. The field has a 20ft double gate access off the lane and a livestock handling pen near the gateway. The land has well-maintained mature hedge boundaries along with post and wire stockproof fencing. The grass is a second year reseed and is in excellent heart.

DIRECTIONS

Turn off the A51 Nantwich Road on to Long Lane then take the first right to Calveley Hall Lane. Continue for approximately 1 mile and the field will be located on the right.

What3words: ///hazel.defectors.typist

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)

There are no Basic Payment Entitlements included with the land but they will be available by separate negotiation through the selling agents.

TENURE & TITLE

Freehold registered title. Vacant possession is available upon guidance.

Guide Price: Offers in the region of £270,000 - £300,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 30% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is implemented.

SERVICES

There is no mains water supply to the land. Potential purchasers to make their own relevant enquiries regarding a possible connection at their own expense.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soils 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).

SELLING AGENTS

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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

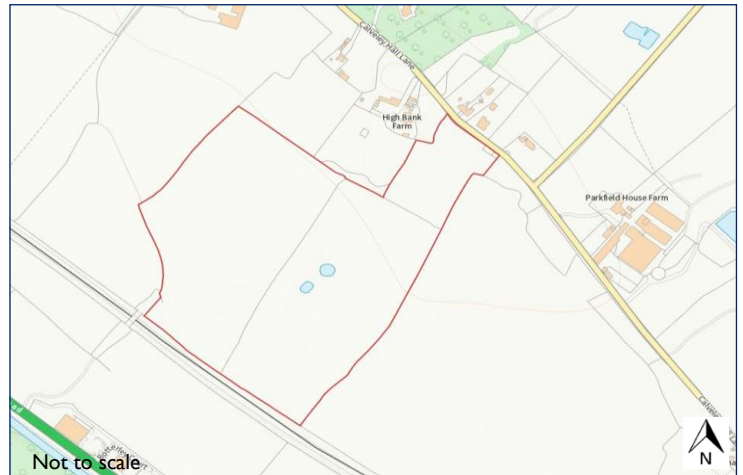
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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

Via the gateway on Calveley Hall Lane.



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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