



Buttercup Meadow

Manley Road, Frodsham, WA6 6HW

SUMMARY

Buttercup Meadow is a well-designed private yard off Manley Road, near Frodsham. It offers a block of three timber stables with hay barn and tack room, along with a 20m x 40m natural sand arena, all set within 4.99 acres of land.

Buttercup Meadow is situated with direct access on to a Bridlepath that can take you to Delamere Forest within 10 minutes. It would be of great interest for equestrian enthusiasts looking for a private yard within close proximity of both excellent hacking and competition venues.

DIRECTIONS

From Frodsham centre head southeast on B5152 (Kingsley Road), approximately one mile along turn right onto Manley Road. Follow the road for approximately one mile and the entrance will be located on your left.

What3words ///bandwagon.mergers.cupcake

VIEWINGS

We ask that all viewings of the land & stables are strictly by appointment only. Please contact the office on 01829 773000 or email alicekearns@rostons.co.uk

TENURE & TITLE

The property is sold Freehold and vacant possession is available on completion.

Guide Price: Offers in excess of £135,000

SERVICES

The land has mains water metered off the road and electric supply via solar panels and a generator.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 10" described as freely draining slightly acid sandy soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The land has a boundary hedge on the roadside, with wooden post and rails fencing on all boundaries. The purchaser will be responsible for maintaining the boundary fencing.

SELLING AGENTS

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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

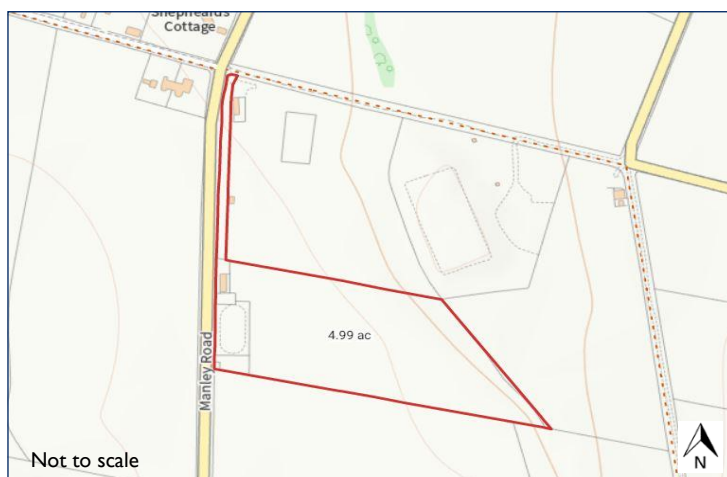
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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.

ACCESS

The Land & Stables has two access points off Manley Road.



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