



## For Sale by Private Treaty

### Land known as Brook Stones, Catteralls Lane, Whitchurch

#### SUMMARY

An excellent 22.26 acre (9.01 Ha) block of grassland in a secluded rural location formed of 4 fields in a ring fence. The grass is a second year reseed and there is a metered mains water supply to cattle troughs. There is a public footpath located along the northern boundary hedge and two electricity lines across the fields. The boundaries are in the main tall thorn hedges with a number of mature deciduous trees. The soil is a clay loam and the land is suitable for grass or arable cropping or livestock grazing.

#### DIRECTIONS

From Whitchurch turn into Catteralls Lane off the A525 at Brook Stones. Then take the first road right and the field is opposite the houses on the left hand side.

#### 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 Scheme Entitlements included in the sale of this land, but they are available separately via the agents if required by the purchaser.

#### TENURE & TITLE

The land is registered with Land Registry and will be sold with vacant possession on completion.

Guide Price: Offers in the region of £200,000 - £220,000



## OVERAGE

There is no overage clause included in the sale of this land.

## SERVICES

A metered mains water supply is available to cattle troughs.

## 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 Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The purchaser to take on the boundary fences in their existing condition. Responsibility for each hedge is not known, so assumed to be shared.

## 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

There is a set back gated access on to Catteralls 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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