



For Sale by Private Treaty Land off Station Road, Weaverham

SUMMARY

An attractive block of grassland extending to 3.45 Acres (1.39 ha) with road frontage to Station Road, Weaverham. The land is situated on the outskirts of the village of Weaverham, in an accessible location close to road links such as the A49 Warrington Road. It provides a sought-after opportunity for a farmer, smallholder or equestrian enthusiast to purchase a useful parcel of land.

DIRECTIONS

Head along the A49 Warrington Road from Sandiway towards Weaverham Village. At the roundabout turn right, signposted Weaverham and follow the road as it bears left. Travel along West Road (B5144) for 0.4 miles. Just before The Hanging Gate Pub turn left on to Station Road, signposted for Acton Bridge and the field is located 200 yards on the left.

What3words ///marble.tweed.difficult

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 with the land.

TENURE & TITLE

The property is sold freehold with vacant possession under title number CH568709.

Guide Price: Offers in excess of £60,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 25% 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 are no services to the land.

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 soil. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible for maintaining the boundaries.

ACCESS

Access is via the gateway on Station Road.

SITUATION

Northwich is located approximately 3.5 miles away, Warrington is located approximately 10 miles away.

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

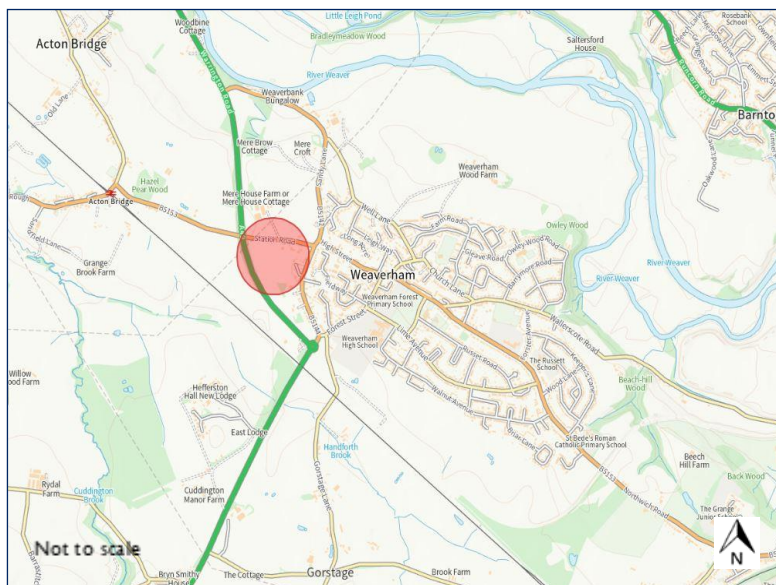
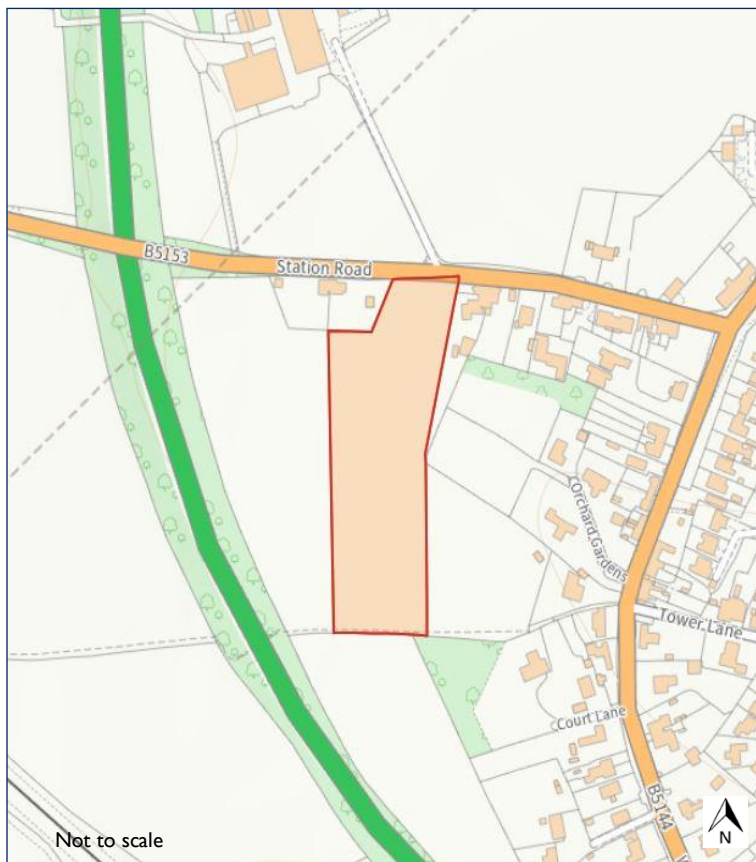
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

SELLING AGENTS

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