



## For Sale by Private Treaty

### Land off Chester Road, Gatesheath, Tattenhall

#### SUMMARY

11.10 acres of agricultural land, currently down to grass, for sale as a whole or in two lots. Lot one totals 4.20 acres (1.70 ha), whilst lot two totals 7.03 acres (2.85 ha). The land is located just outside of Tattenhall Village in a convenient and accessible location. The land would suit a variety of purchasers including farmers and equestrian purchasers. There are a good number of bridlepaths in the area, only a short hack away from the fields.

#### DIRECTIONS

From the Centre of Tattenhall head past the Primary School and out of the Village along Chester Road towards Gatesheath. Follow the road for approximately half a mile until you reach a cluster of three driveways on the right. Turn into the middle driveway and follow it up to the top, the fields are located on your left almost opposite Northwest House.

What3words /// sleepers.shades.plot

**Please note that you are unable to park on the access track (shaded brown on the attached plan) at any time.**

#### VIEWINGS

The land can be viewed at any reasonable time without prior appointment having spoken with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

#### TENURE & TITLE

Freehold

Guide Price: Offers in the region of £10,000 - £15,000 per acre

## OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 50% 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 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 maintaining the boundary fencing.

## SELLING AGENTS

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## VENDORS SOLICITORS

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L3 9SJ  
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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

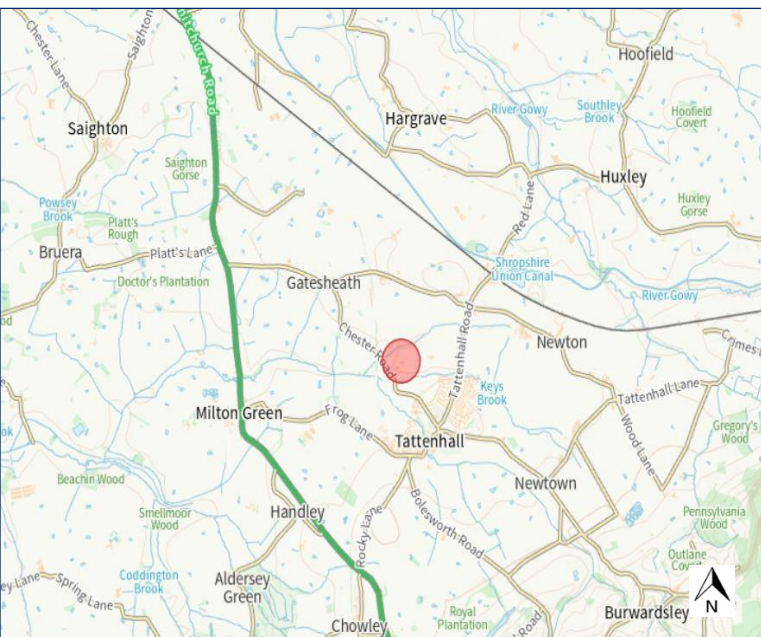
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## BASIC PAYMENT SCHEME (BPS)

There are no Basic Payment Scheme Entitlements are not included with the land.

## ACCESS

Access up to the field is a shared driveway.



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