



For Sale by Private Treaty

Land off Carrs Lane, Tattenhall (Lot 4)

SUMMARY

A productive parcel of 6.50 acres (2.63 ha) of agricultural land currently laid to grass. The land is well situated in a rural location close to Tattenhall Village. There are a number of bridlepaths and hacking routes in the area to suit Equestrian Purchasers, and the field is a good rectangle shape for mowing should a farmer want to add this parcel to their portfolio.

DIRECTIONS

Head out of Tattenhall Village on Burwardsley Road, follow the road for approximately 1 mile until you reach a right-hand turning for Birds Lane. Travel along Birds Lane for approximately 600 yards and take the first right for Carrs Lane. The field is located at the end of the lane just before Honeyend Farm.

What3words ///adhesive.premature.harnessed

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.

BASIC PAYMENT SCHEME (BPS)

There are no Basic Payment Scheme Entitlements included within the sale.

TENURE & TITLE

Freehold with vacant possession.

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

OVERAGE

There is no Overage Clause included with the sale of this land.

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 will be responsible for maintaining the boundaries.

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

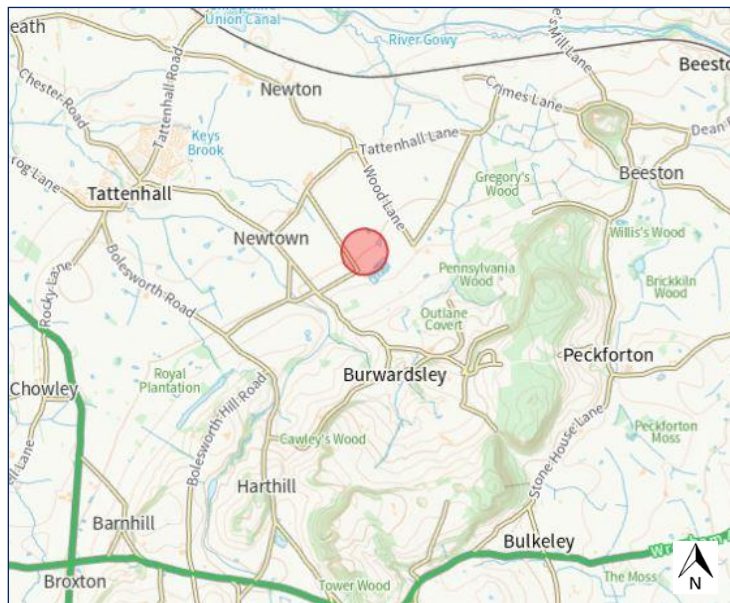
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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

Access at any time via a gateway on Carrs 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