



For Sale by Private Treaty

Grassland at Hollin Green Lane, Faddiley, Nantwich, CW5 8JG

SUMMARY

A good block of grassland on Hollin Green Lane, extending to 15.82 acres (or thereabouts) in 3 fields. The land is flat and mostly mowable, has thick well maintained thorn boundary and internal hedges, and several attractive mature in-field oak trees. The soil is part clay and part clay loam and there is a public footpath running across the fields.

DIRECTIONS

Turn off the A534 near "The Thatch" at Faddiley into Willbank Lane. Proceed for about ¼ mile and turn left into Hollin Green Lane. The land is on the right hand side. A sale board will be erected by the gate.

VIEWINGS

The land can be viewed at a 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.

TENURE & TITLE

The land has Registered Freehold Title and is occupied by a local farmer under a Seasonal Grazing Licence.

DEVELOPMENT CLAWBACK CLAUSE

There is no Development Clawback Clause on this land.

Guide Price: £140,000 - £170,000



SERVICES

The land has the benefit of a metered mains water supply to three cattle drinking troughs.

BASIC PAYMENT SCHEME

There are no Basic Payment Entitlements included with the land. They will be available for purchase separately by negotiation via the Selling Agents.

SOIL TYPE LAND GRADE

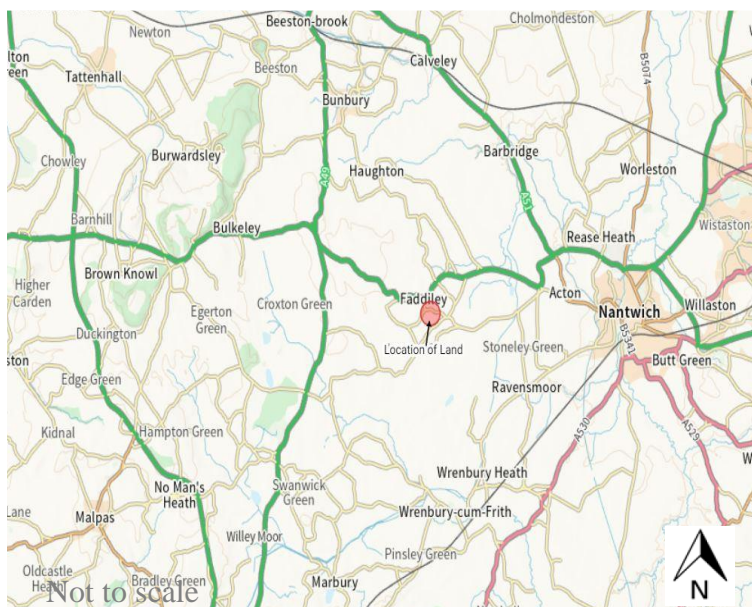
According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" described as Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land is recorded on the Land Classification Series for England & Wales as Grade 3. Grade 1 being the best, Grade 5 the worst.

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.

ACCESS

There is a roadside gate on Hollin Green Lane.



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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