



For Sale by Private Treaty Land at Bradley Lane, Bradley, Malpas

SUMMARY

An attractive parcel of grassland in a rural location extending to 10.85 Acres (4.39 ha) being set back from the road via gated access. The land would be ideal for agricultural purposes and also very attractive to the equine world.

The entrance track leading to the field could assist with livestock handling. The mature boundary hedges are an attractive feature.

DIRECTIONS

Head along the A41 from Chester towards Whitchurch take the 2nd exit off the Hampton Heath roundabout and carry on for 2.4 miles before turning right onto Bradley Lane. The field is located approximately mile and half on the left-hand side, where you see the Rostons for sale board. Will be located there.

What3words ///mornings.hiked.fuel

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 sale of this land.

TENURE & TITLE

Freehold with vacant possession.

Guide Price: Offers in the region of £8000 - £10,000 per acre

OVERAGE

There is no overage provision 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 boundary fences.

SELLING AGENTS

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VENDORS SOLICITORS

TBC

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

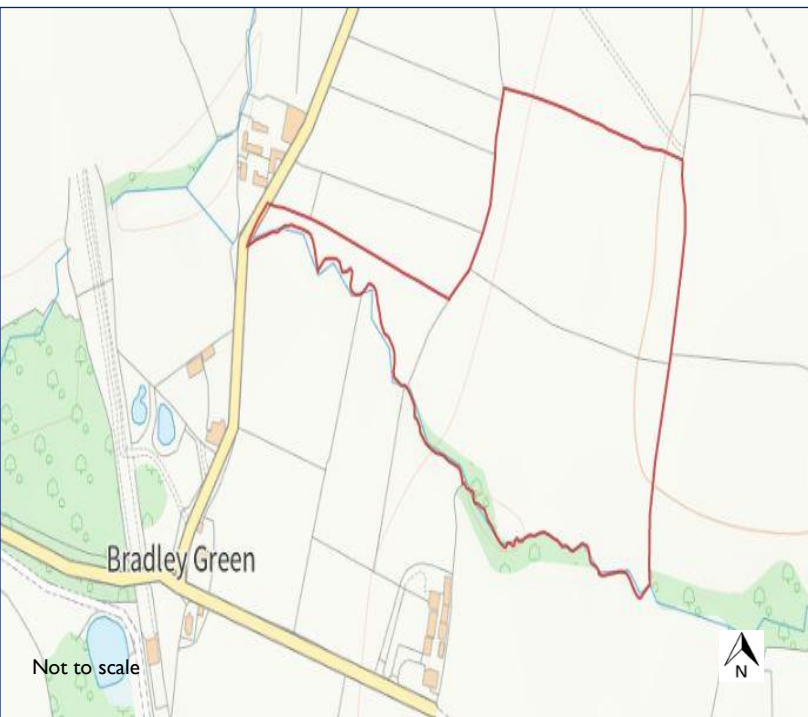
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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.

ACCESS

Via the gateway on Bradley 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