



# For Sale by Private Treaty

## Land off Ashton Road, Manley, Cheshire, WA6 6PA

### SUMMARY

An attractive parcel of productive agricultural land with some amenity woodland, totalling to 26.48 acres (10.72 Ha) to be sold as a whole. The agricultural land extends to 20.52 acres and is suitable for growing grass and arable crops. The well-established parcel of woodland extends to 5.96 acres (2.42 Ha), providing a field boundary to both arable parcels. A track, suitable for agricultural machinery, runs between the woodland area to provide access to the two blocks.

The land benefits from roadside access, off Ashton Road and borders Delamere Forest.

### DIRECTIONS

Travelling on the A556 towards Chester, turn right at the Abbey Arms junction onto Station Road. Follow the road for approximately 2 miles, to reach a junction. Turn left onto Ashton Road and follow the road for approximately 2 miles. The land is located on the right, just before the railway bridge. There is a small layby to pull into off the road.

What3words ///fights.fitter.bookcases

### 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 BPS entitlements included with the sale of the land.

### TENURE & TITLE

Freehold with vacant possession.

Guide Price: Offers in the region of £9,000 - £12,000 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, equestrian or forestry. 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

The land benefits from a natural water supply, via a stream running through the woodland area. The land does not have access to mains water or electric supply.

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 acidic sandy soils. The land is predominantly Grade 3, with some Grade 2 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The boundary of the land is fenced with post and barbed wire fencing. The purchaser will be responsible for maintaining the boundary fences.

ACCESS

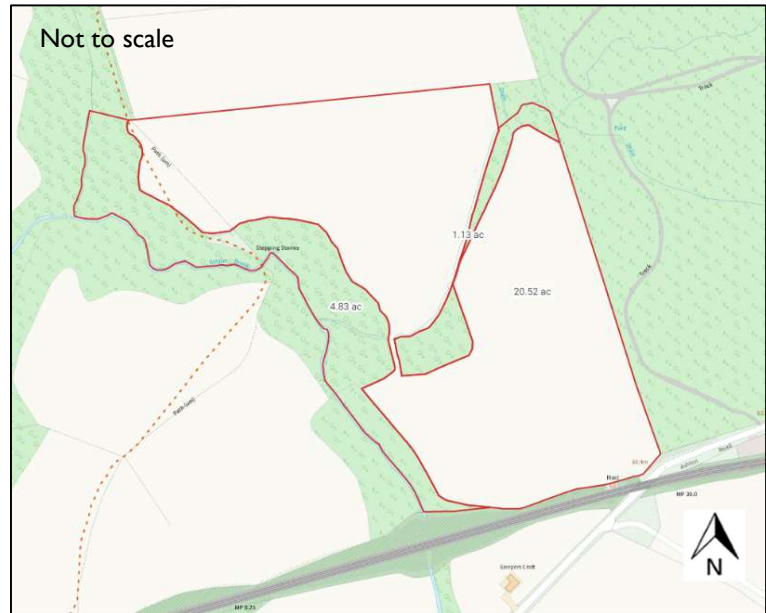
Roadside access off Ashton Road, via a gateway.

SELLING AGENTS

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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

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 Ashton-to-Manley public footpath runs through the northeast side of the woodland, to the corner of the land. As detailed by the orange dotted line on the below plan.

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.

