



For Sale by Private Treaty Land at Pool Head Farm, Darnhall, Winsford, CW7 4EQ

SUMMARY

An attractive parcel of 20.94 acres (8.48 ha) of agricultural land currently down to grass. The land is offered for sale as a whole or in two lots, with Lot 1 being 11.41 acres (4.62 ha) and Lot 2 being 9.64 acres (3.86 ha). The land is located down a private drive and set back off the road, with a right of access for the potential purchaser. The land is well drained, and a drainage map will be supplied to the successful purchaser.

DIRECTIONS

From the crossroads off the A49 and A54 at Cotebrook, follow the A54 towards Winsford. At the roundabout take the second exit, staying on the A54. At the next roundabout take the second exit onto Woodford Lane. Turn right at the T Junction continuing on Woodford Lane. The driveway is located on the bend and is the left-hand driveway.

What3words///chestnuts.rattler.slid

VIEWINGS

The land can be viewed at any reasonable time after speaking 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 £10,000 - £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 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 is mains water 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

Boundary fencing will be the responsibility of the purchaser/s.

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 is via a private road off Woodford Lane West. The successful purchaser will be required to contribute to the maintenance of the access road.

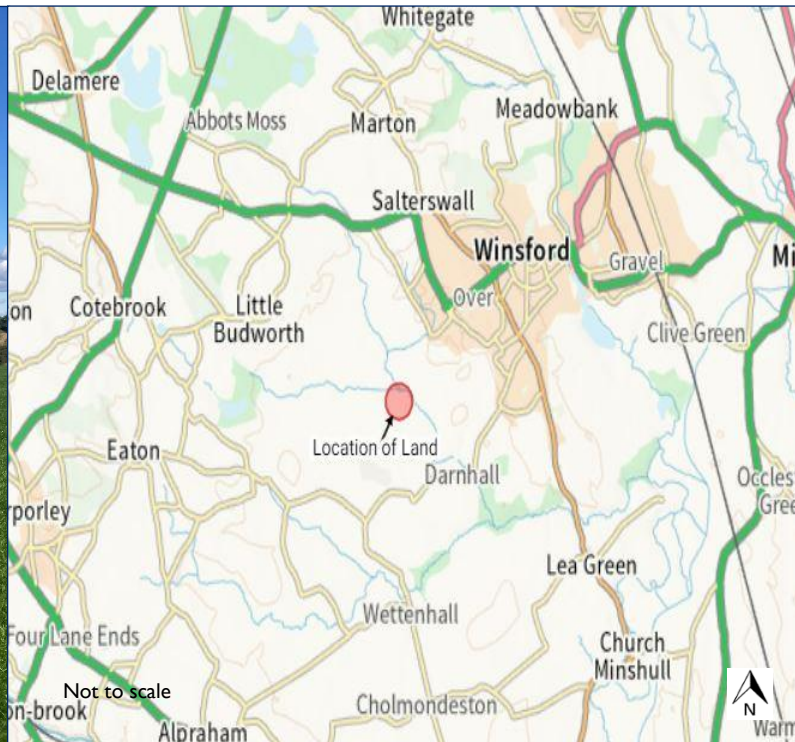
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