



For Sale by Private Treaty

Land at Nova Scotia, Whitegate, Cheshire, CW8 2BY

SUMMARY

An attractive parcel of grassland extending to 3.22 acres (1.30 ha), with a holding/loading area just through the gateway. The land is currently used for equestrian purposes. The land is situated in an idyllic rural location, with easy access to the popular walking and riding route of Whitegate Way. It would be well suited to a variety of purchasers including equestrian and amenity buyers.

DIRECTIONS

From Salterswall, Winsford take Dalefords Lane towards Whitegate and follow for one mile, then take the first left on to Cassia Green Lane. Follow the road for approximately 0.8 mile and the land will be located on your right, indicated with a Rostons for sale board.

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.

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TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in excess of £100,000

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

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 14" described as freely draining very acid sandy and loamy 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

Alice Kearns
Rostons Ltd
West View House
Hatton Heath
Chester
CH3 9AU
Tel: 01829 773000
Email:
alicekearns@rostons.co.uk

VENDORS SOLICITORS

Nick Parson
Dixon Rigby Keogh
34 Crewe Road
SANDBACH
Cheshire
CW11 4NF
Telephone: 01270 766550
Email:
np@drk-law.co.uk

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 via the gateway off Nova Scotia 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



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU

Tel: 01829 773000 | Email: info@rostons.co.uk

