



For Sale by Private Treaty Land on Tarvin Road, Littleton, CH3 7DD

SUMMARY

An attractive parcel of agricultural land currently down to grass totalling 9.98 acres (4.04 ha). The land is in a prime position, set back off Tarvin Road, Littleton and would be suitable for a range of purchasers including for agricultural and equestrian use. The land is well drained and has produced a good crop of hay over recent years.

DIRECTIONS

Coming from Chester along the A51 Vicars Cross Road, proceed straight across the roundabout to continue following the A51 onto Tarvin Road, you will pass Chester Rugby Club on your left and will then come up to the residential properties lining the road. The field gateway and track leading to the land can be found directly off Tarvin Road, about half way along the row of residential properties.

What3Words///Mural.Embodied.Rainbow

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 £12,000 - £15,000 per acre

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 30% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This overage will be triggered upon the grant of planning permission or if any change of use is implemented.

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).

BOUNDARIES

The purchaser will be responsible for maintaining all boundaries.

SELLING AGENTS

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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

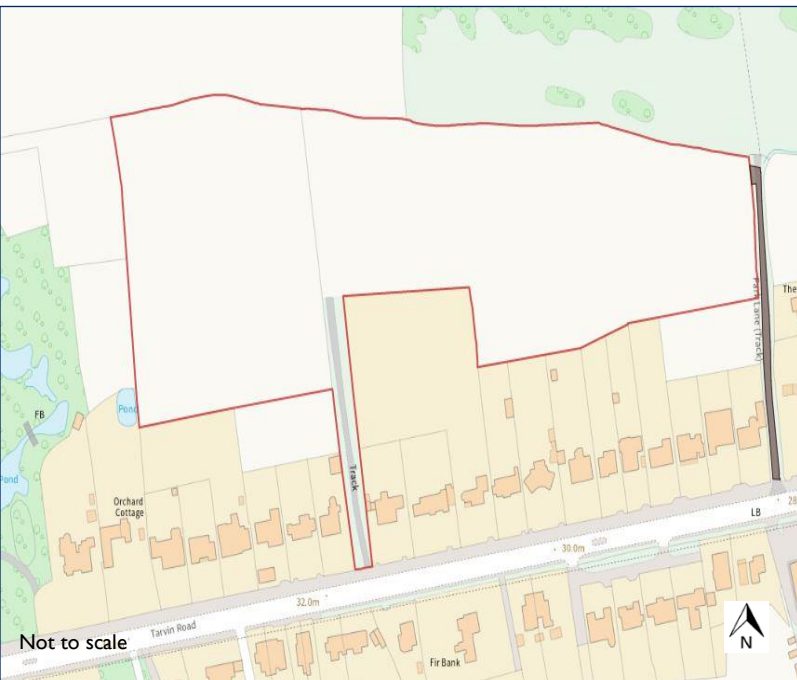
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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 track off Tarvin Road. There is also a secondary access via a right of way further off Tarvin Road on Park 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