



For Sale by Private Treaty

Land off Sadlers Lane, Cotebrook, Tarporley

SUMMARY

A parcel of grassland extending to 0.56 acres (0.23 ha) with full planning permission granted for an agricultural building for livestock housing. The planning permission was granted on the 19th October 2022 and is valid for three years, or until work has begun. Full details can be found on the Cheshire West and Chester website using planning reference 21/01719/FUL.

DIRECTIONS

From Tarporley, head along the A49 Tarporley Road. After approximately 2.5 miles until you pass The Fox & Barrel pub on your right. Take the next left on to Sadlers Lane and the field is located 300 yards on the left.

What3words ///junction.massive.snowmen

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 the land.

TENURE & TITLE

Freehold with vacant possession.

Guide Price: Offers in the region of £55,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 25% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 20 years. This will be triggered upon the grant of planning 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 14" described as freely draining very acid sandy and loamy soils. The land is a mixture of Grade 3 and Grade 4 (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:
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VENDORS SOLICITORS

TBC

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 the gateway on Sadlers Lane, Cotebrook.



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



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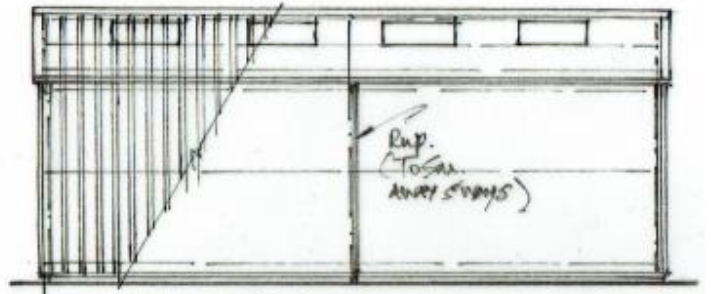
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Not to scale



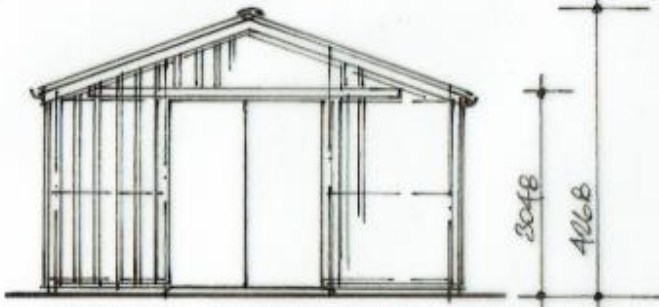
REAR (N.W.) 1:100



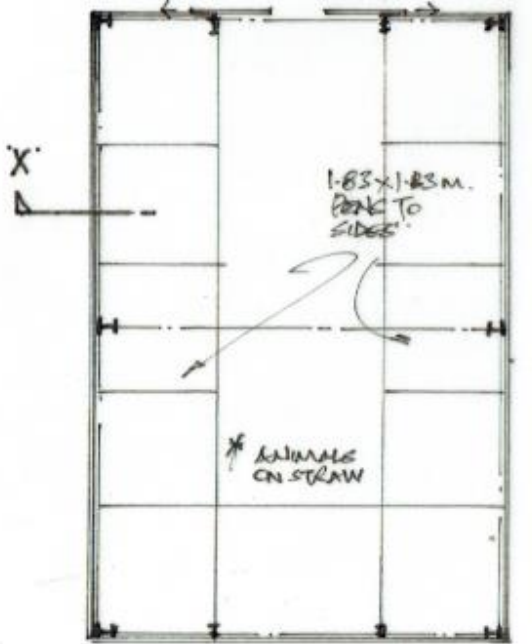
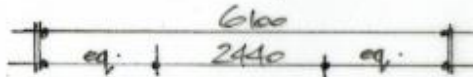
SIDE (TYPICAL) 1:100

0m 1m 2m 3m 5m 7m

* ALL SCALES TRUE AT A3

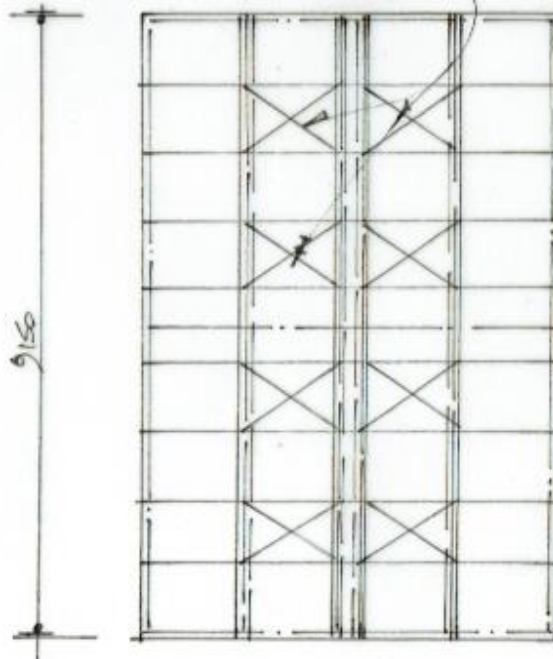


FRONT (S.E.) 1:100



PLAN AT GROUND 1:100

2 ROOFLIGHTS/BAY PER SIDE



ROOF PLAN 1:100

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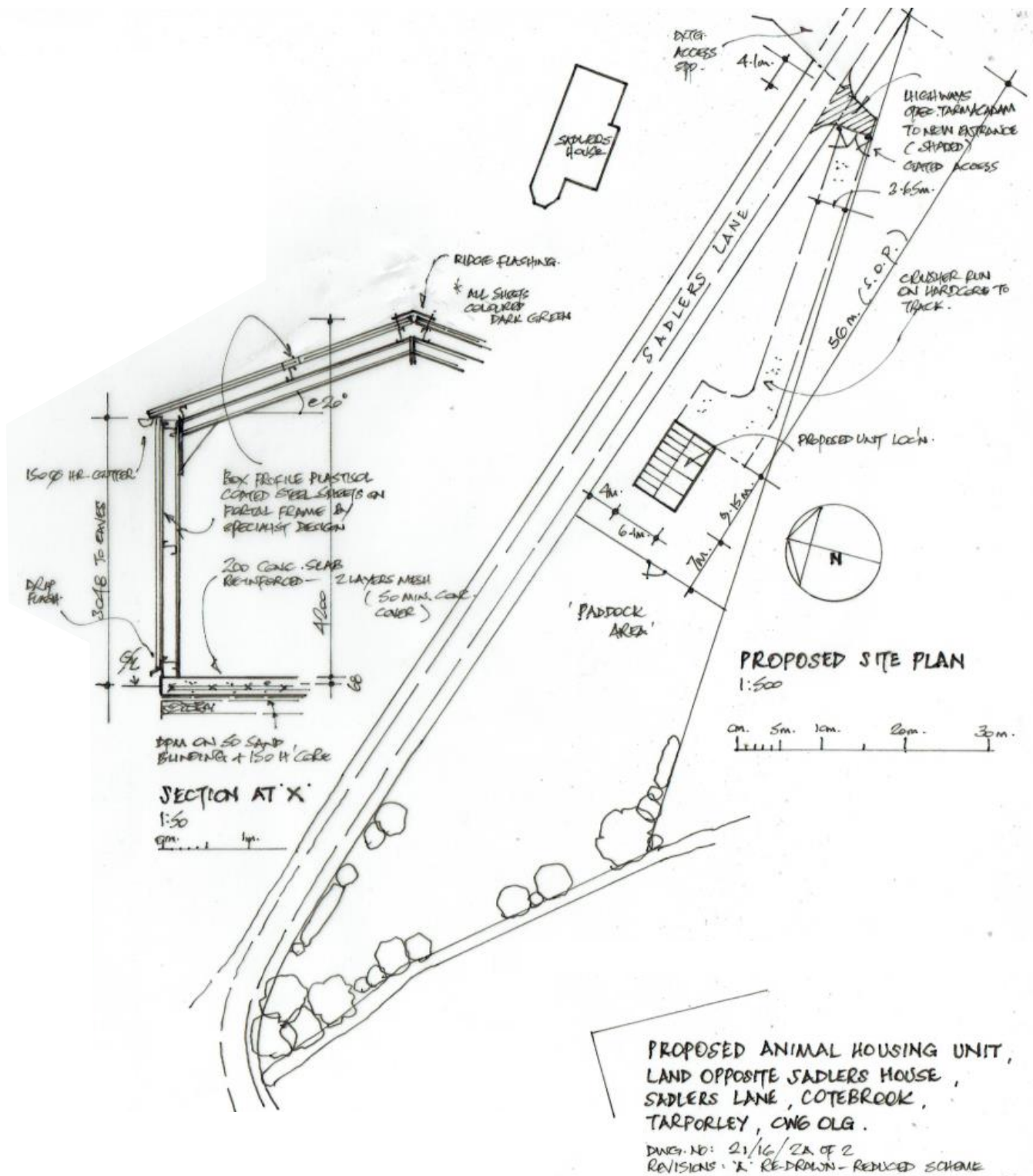
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