



For Sale by Private Treaty

Land at Glebe Farm, Higher Lane, Newton by Daresbury

SUMMARY

42.46 acres (17.18 hectares) of agricultural land, available as a whole or in four lots, located in a well-sought-after area. The land would be suitable for a range of purchasers, particularly those with agricultural or equine interests. All lots are accessible off a track which has two points of access the first off Higher Lane and the second off Greenhill Lane. The land is Grade 2 soil and currently down to grass.

Lot 1 - 9.27 acres
Lot 2 - 8.56 acres
Lot 3 - 6.40 acres
Lot 4 - 18.23 acres

DIRECTIONS

Come off M56 at Junction 10 signposted A49 (Northwich), then at the roundabout take the 5th exit, if travelling from Chester, or 2nd exit if travelling from Manchester, onto the A49 (Tarporley Rd). Travel approximately 1 mile before turning right onto Grimsditch lane, continue for 1 mile then the entrance to the track on your left shown by a Rostons 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.

TENURE & TITLE

Freehold with Vacant Possession upon completion.

Offers in the region of £10,000 - £12,000 per acre.

OVERAGE

The land is sold with no overage.

SERVICES

There are no service to the property.

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 2 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The Purchaser would be responsible for maintaining the 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

Each lot has gated access off the track, which can be accessed from either Higher Lane or Greenhill 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