



For Sale by Private Treaty Land off Budworth Lane, Great Budworth

SUMMARY

A parcel of agricultural land extending to 19.61 acres (7.94ha). The land is offered as a whole or in two lots.

Lot 1 totalling 6.06 acres (2.45 ha) is down to grass and has mature hedge and tree boundaries. It has been used for horse grazing for a number of years.

Lot 2 totalling 13.55 acres (5.48 ha) is a grass re-seed and has been used for agricultural purposes.

Both have gated access off Budworth Lane. There are electricity lines crossing the land.

DIRECTIONS

Coming from Junction 10 of the M56, take the A559 (Northwich Road) and follow it for approximately 3 miles. Turn right onto Gibb Hill, signposted for Comberbach. Follow the road for approximately 0.5 mile, then turn left onto Budworth Lane. The land is located immediately on the left with a Rostons for sale board on the gateway.

What3words ///perusing.encrusted.drag

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.

Guide Price: Offers in excess of £15,000 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 are no services to the land, but they are in the vicinity.

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 predominantly Grade 3 with part of Lot 2 being Grade 2 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible for the maintenance of the boundaries.

SELLING AGENTS

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VENDORS SOLICITORS

TBC

TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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

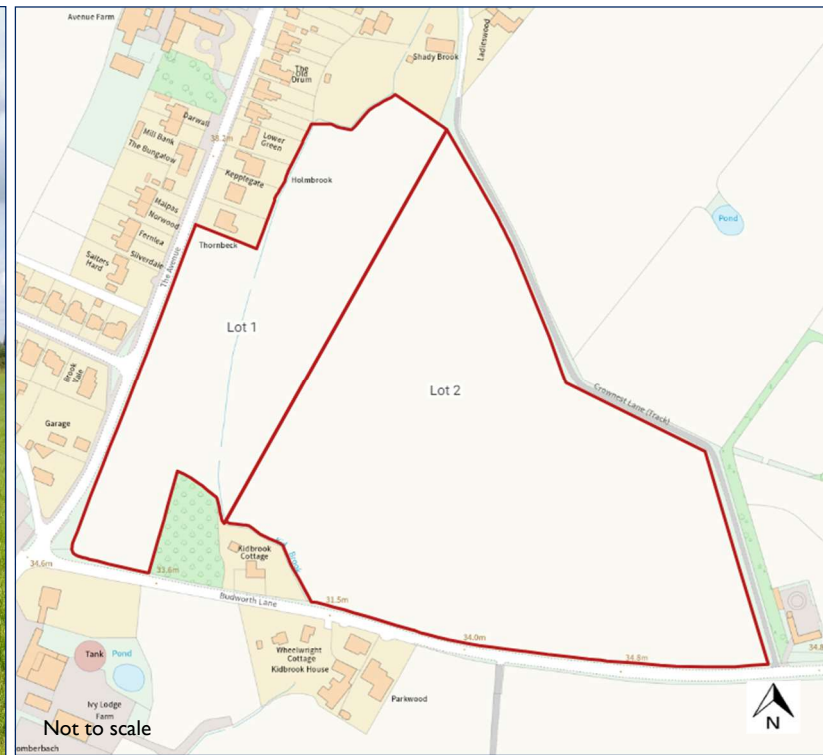
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

ACCESS

Access via the gateways on Budworth Lane, Comberbach.

BASIC PAYMENT SCHEME (BPS)

There are no Basic Payment Scheme Entitlements included with the sale of the land.



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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