



For Sale by Private Treaty Land off Frog Lane, Pickmere

SUMMARY

A parcel of agricultural land totalling 10.03 acres (4.06 ha), situated in a secluded rural setting within the sought after village of Pickmere. The land benefits from a 4-bay steel framed agricultural building, hardcore yard area and a large mobile cabin with potential for residential use (subject to planning permission) and has water via rainwater collection and electricity via solar panels so is completely off-grid. There are several bridlepaths surrounding the land, and competition venues such as Arley Moss Equestrian Centre are close by, making it an excellent opportunity for equestrian and lifestyle purchasers, Please note that the cabin currently has no approved planning permission and purchasers are advised to do their own due diligence on this.

DIRECTIONS

From the M56 exit at junction 10, towards Lower Stretton onto the A559. Follow the A559 for approximately 3.8 miles and then take the left hand turning onto Belmont Road. Continue onto Knutsford Road and then Budworth Heath Lane for approximately 0.80 mile. At the junction turn right onto Budworth Road and follow for approximately 1.3 miles and then turn left onto Frog Lane. Continue along Frog Lane for approximately 0.17 miles where the land will be located on the right down the track as indicated with a Rostons board.

VIEWINGS

The land is to be viewed strictly by prior appointment with the selling agent.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in the region of £225,000 - £300,000

OVERAGE

The land is currently subject to an overage where a previous owner is entitled to 50% of the uplift in value if planning consent is granted. This is in place for a period of 15 years and will be triggered on the implementation of planning permission or the sale of the land with the benefit of planning permission for any development other than agricultural purposes.

SERVICES

The land and buildings are serviced with electricity via a solar powered system. The water supply is via rain collection which is then stored on site in an above ground tank.

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).

BASIC PAYMENT SCHEME

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

SELLING AGENTS

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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

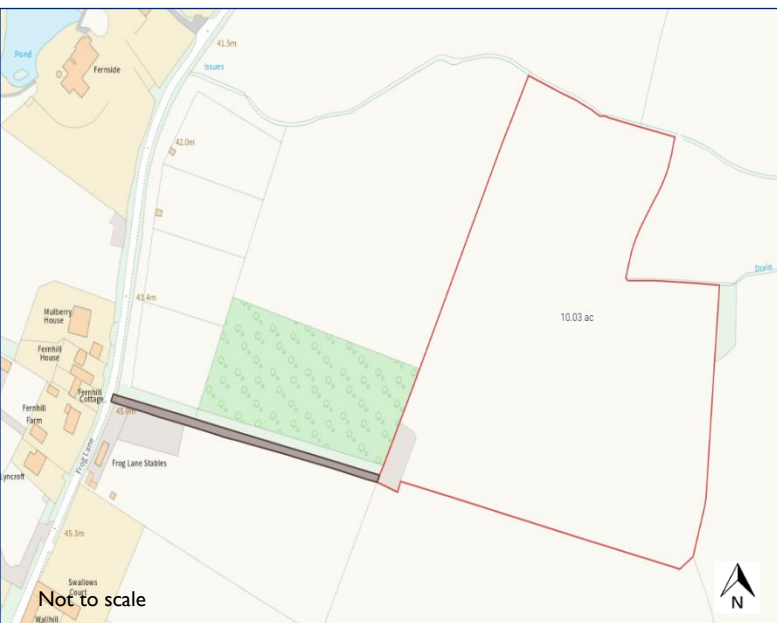
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

ACCESS

Access is via the gateway off Frog Lane and down a right of access along a hardcore track to the land.

FENCING

The boundary fencing will be the responsibility of the purchaser.



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