



For Sale by Private Treaty Land at Crimes Lane, Beeston

SUMMARY

An attractive parcel of grassland extending to 10.09 acres (4.08 ha) with views of Beeston Castle. The land has a main access point off Crimes Lane, Beeston but can also be accessed via a right of way off Ford Lane, Tattenhall. The land would be well suited for agriculture, with the land currently used for grazing of sheep. It would also be idyllic for equestrian purchasers with a number of bridlepaths in the area, including one that runs along the track in front of the field.

DIRECTIONS

From Beeston follow Tattenhall Lane around the base of the castle, and then at the triangle continue on to Crimes Lane signposted for the Ice Cream Farm and Tattenhall. Travel along Crimes Lane for approximately $\frac{1}{2}$ a mile until you come to a sharp left-hand bend. Turn right on the bend to continue following Crimes Lane. The land is located $\frac{3}{4}$ mile down the lane with a for sale board on the gate.

From Tattenhall follow Tattenhall Road out of the village towards Newton and The Ice Cream Farm. Approximately 1 mile out of the village take the first right onto Newton Lane. Follow Newton Lane for $\frac{3}{4}$ mile when you will reach a sharp right-hand bend. Turn left on the bend on to Ford Lane. Follow Ford Lane and the field is located at the top of the right of way, joining with Crimes Lane.

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.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in the region of £10,000 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 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 18" described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land is Grade 4 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible for maintaining the boundary fencing and hedges.

BASIC PAYMENT SCHEME (BPS)

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

SELLING AGENTS

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VENDORS SOLICITORS

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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

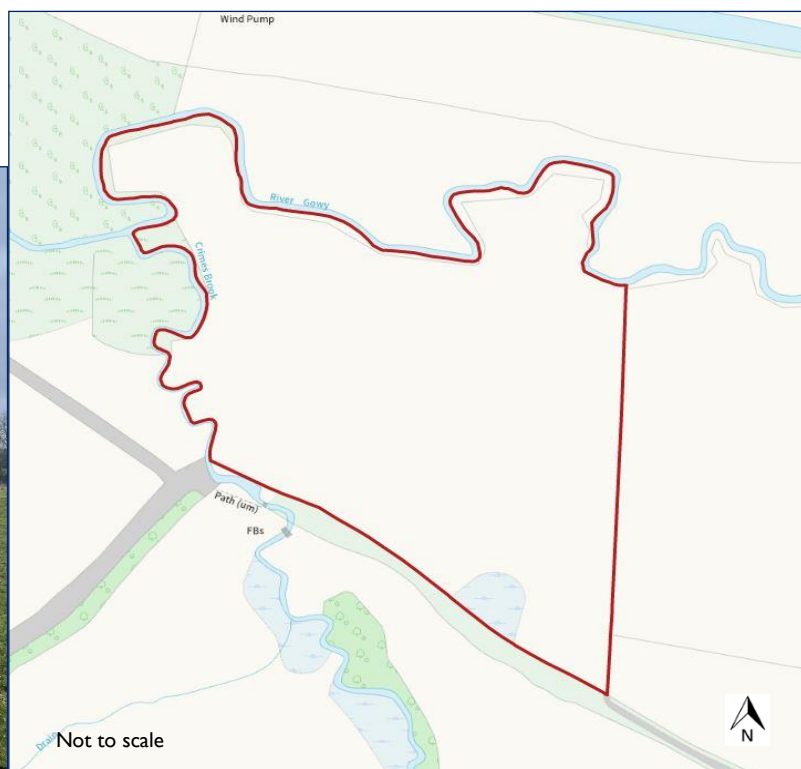
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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

The land can be accessed via two gateways on Crimes Lane, Beeston. There is also access via a right of way off Ford Lane, Tattenhall.



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