



## For Sale by Private Treaty

# Land at Sandhole Lane/Pingard's Lane, Crowton, Near Northwich, Cheshire

### SUMMARY

An attractive block of agricultural land extending to 22.17 acres (8.97 ha) with exceptional open views north towards Frodsham over the Cheshire countryside. The land has good Grade 3 loam soil and would be suitable for cropping or grass. It has been cropped with potatoes, maize and cereals in recent years, but it is currently down to a 4-year ley with the top field in a herbal ley.

### DIRECTIONS

From Oakmere, following the A556 (Chester Road) turn left at the Crabtree Green crossroads onto Stoneyford Lane. Stay on Stoneyford Lane for approximately 1.15 miles until you reach the junction, go straight over onto Cow Lane and continue for ½ a mile up to the junction to Bag Lane.

For Pingard's Lane turn right and follow the road for ½ a mile where Pingard's Lane will be on the left, with a triangle junction to your right. Turn left onto the lane and the land is the first agricultural field on the right.

For Sandhole Lane, turn left at the junction to Bag Lane, then take the first right onto Marsh Lane. Follow the road for 0.36 mile and take the first right onto Sandhole Lane, follow the lane for 0.40 mile and the land will be located on your left.

### 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.

Guide Price: Offers in the region of £350,000 - £400,000



## OVERAGE

There is no overage included with the sale of the land.

## SERVICES

There is a mains water supply with the metre by the first field gate.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 10" described as feely draining slightly acid sandy soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 - worst).

## FENCING

It will be the responsibility of the purchaser to maintain the boundary fencing and hedges.

## BASIC PAYMENT SCHEME

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 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 two gateways on Sandhole Lane/Pingard's Lane.

## TENURE & TITLE

Freehold with vacant possession on completion.



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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