



## For Sale by Private Treaty Land on Chester Road, Hurlleston, Nantwich

### SUMMARY

An excellent parcel of Grade 2 agricultural land totalling 19.73 acres (7.99 ha) with access directly off the A51 Chester Road. The land has no in-field trees, footpaths or overhead lines and would be well suited to a range of purchasers including agricultural, equestrian, commercial, and long-term investors.

### DIRECTIONS

From Nantwich, follow the A51 to Burford crossroads, then turn right to continue to follow the A51 signposted for Chester and Tarporley. Follow the road for 1 mile and the land is located after the canal bridge on the left with a layby in front.

What3words [///conceals.catch.tilting](#)

### 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.

### BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt the land is sold without any Basic Payment Scheme Entitlements or payments relating to the scheme.

### TENURE & TITLE

Freehold with vacant possession upon completion.

## Guide Price: Offers in excess of £16,000 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, 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 Grade 2 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The boundaries and fencing will be the responsibility of the purchaser.

## 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 gateway on Chester Road.



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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