



# For Sale by Private Treaty Land On New Pale Road, Manley Common, Frodsham WA6 6JG

## SUMMARY

An attractive parcel of productive agricultural land with some amenity woodland totalling 42.32 acres (17.12 ha) to be sold either as a whole or two lots. The agricultural land extends to 40.38 acres and is suitable for growing both arable and grass crops. The mixed woodland located in Lot 2 totals 2.07 acres and provides a field boundary between the two lots

Lot 1 - 9.94 acres (4.02 ha)

Lot 2 – 32.38 acres (13.10 ha)

## DIRECTIONS

Travelling from the A54 turn onto Ashton Lane, towards Ashton, pass through the centre of Ashton onto Church Road, and continue towards Manley Common. Turn Right off Manley Road onto New Pale Road, travel 1.2 miles until you reach the property indicated by the Rostons Sale Board.

## 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

Guide Price: Offers above £10,000 per acre.

## OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 20% 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 "Soilscapes 6" described as freely draining slightly acid loamy soil. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The purchaser will be responsible maintaining the boundary fences.

## CROP

The land is currently down to winter wheat, the purchaser will have the option to purchase the growing crop at market value or allow the vendor to remove the crop once established.

## SELLING AGENTS

Jack Jones  
Rostons Ltd  
West View House  
Hatton Heath  
Chester  
CH3 9AU  
Tel: 01829 773000  
Email:  
jackjones@rostons.co.uk

## VENDORS SOLICITORS

Paul Makinson  
DTM Legal LLP  
Archway House  
Station Road  
Chester  
CH1 3DR  
Telephone: 01244 354800  
Email:  
Paul.makinson@dtmlegal.com

## 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

Both lots can be accessed via New Pale Road. Lot 2 benefits from a second access track of which the purchaser will have a right of way along.



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



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU

Tel: 01829 773000 | Email: info@rostons.co.uk

