



For Sale by Private Treaty

Land at Big Merryfall Farm, Goosebrook Lane, Whitley, WA4 4PU

SUMMARY

A parcel of agricultural land totalling 29.27 acres (11.85 ha) of predominantly Grade 2 land, currently down to a mixture of grass and arable. The land has no overhead lines or in-field trees. There is a public right of way across one field, as shown as an orange dash line on the plan.

DIRECTIONS

From Comberbach Village, head along Senna Lane for approximately 1 mile. Bear left at the first triangle and then immediate right onto Goosebrook Lane. Follow the lane for approximately 0.60 mile then turn left onto the driveway for Big Merryfall Farm. The land is located on the left of the driveway indicated with a Rostons for 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.

BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt there are no Basic Payment Scheme Entitlements or payments included with the sale of the land.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in excess of £12,000 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 10" described as freely draining slightly acid sandy soils. The land is Grade 2 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

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

SELLING AGENTS

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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

Access is via a right of way along the driveway from Goosebrook Lane, to Big Merryfall Farm.



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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