



For Sale by Private Treaty

Land on Coalpit Lane, Stanthorne, Middlewich

SUMMARY

A parcel of grassland totalling 2.67 acres (1.08 ha) that benefits from full planning permission for equestrian facilities under reference 23/02682/FUL. The planning approves the erection of a stable block with tack room and feed room, all weather arena and associated access. The land offers an exciting opportunity for someone to create their own yard for private use.

DIRECTIONS

From Winsford train station, follow the A54 (Middlewich Road) towards Middlewich for approximately 1.60 miles before turning right onto Coalpit Lane and continue for approximately 0.15 mile where the land is located on the right indicated with a sale board.

What3words [///natively.matchbox.knowledge](#)

VIEWINGS

The land can be viewed at any reasonable time without prior appointment having spoken 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 on completion.

Guide Price: Offers in excess of £80,000

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 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser is responsible for maintaining the boundaries.

SELLING AGENTS

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VENDORS SOLICITORS

TBC

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

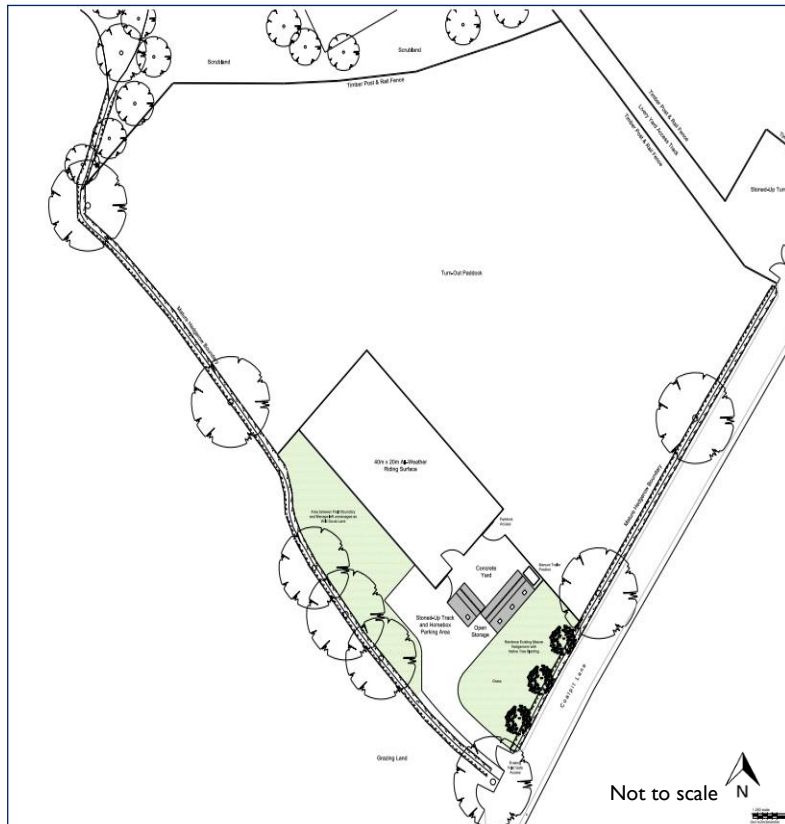
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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 access is via the gateway on Coalpit Lane.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

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