



## For Sale by Private Treaty Land off Middlewich Road, Minshull Vernon

### SUMMARY

A parcel of grassland totalling 26.51 acres (10.73 ha) suitable for grazing. The land benefits from mains water and is accessed via a right of way off Middlewich Road (A530). There is a scheduled monument within the field with further information available from Historic England by searching list entry 1012077, and an overhead line crossing the land.

### DIRECTIONS

From Nantwich follow Middlewich Road (A530) passing Leighton hospital on your right. Continue to follow Middlewich Road for approximately 1.6 miles, then turn right alongside Moat House Farm. Follow the track for approximately 0.40 miles where the land will be located in front of you, 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 the land is sold with no Basic Payment Scheme entitlements or de-linked payments.

### TENURE & TITLE

Freehold with vacant possession.

Guide Price: Offers in the region of £8,000 - £10,000 per acre

## OVERAGE

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

## SERVICES

There is mains water 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

Alice Kearns  
Rostons Ltd  
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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 land is accessed via a right of way along a track off Middlewich Road (A530) as shown shaded brown on the plan below.



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