



For Sale by Private Treaty

Land at Gallantry Bank Farm, Bickerton, Malpas Cheshire, SY14 8AY

SUMMARY

A parcel of agricultural land totalling 63.91 acres (25.85 ha) for sale as a whole or in two lots. **Lot 2** includes 31.70 acres (12.83 ha) currently down to grass but has also been used for arable cropping in previous years. **Lot 3** includes 32.21 acres (13.03 ha) currently down to grass and used for grazing. The land has hedge and fence boundaries and mains water to troughs.

DIRECTIONS

From the Broxton roundabout take the A534 (Wrexham Road) signposted Nantwich and follow the road for approximately 2.36 miles. As the road drops down towards Bickerton turn right onto Bulkeley Hall Lane. Continue along Bulkeley Hall Lane for 0.28 miles where the farm will be located on your right indicated with a Rostons sale board.

What3words ///logged.blitz.restores

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 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

Mains water to both lots.

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 purchaser will be responsible for maintaining the boundaries.

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

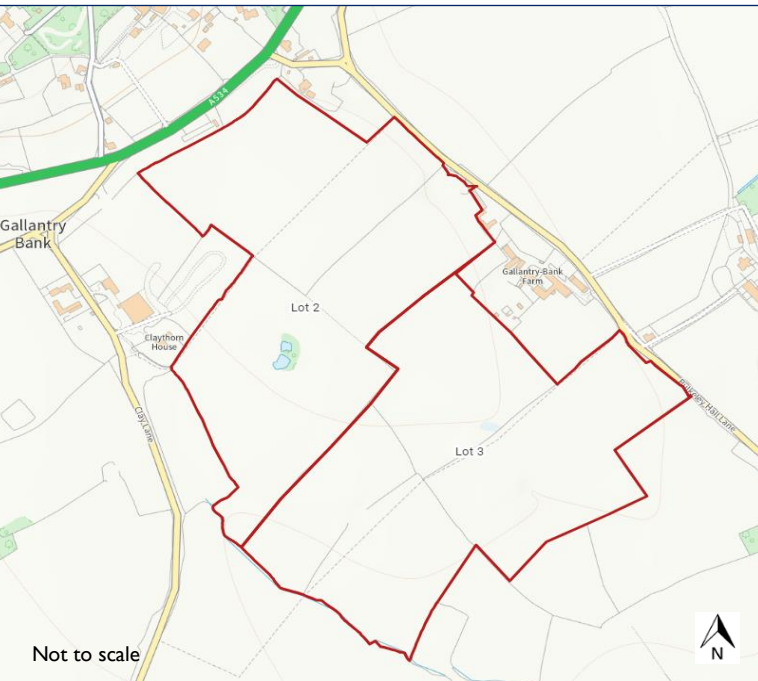
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

ACCESS

The land is accessed directly off Bulkeley Hall Lane.

BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt, there are no Basic Payment Scheme entitlements or de-linked payments included with the sale of the land.



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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