



For Sale by Private Treaty

Land off Hawthorne Road, Frodsham

SUMMARY

A parcel of amenity land close to Frodsham town centre totalling 13.18 acres (5.33 ha) part grass and part scrub. The land was previously used for agriculture but has been unmanaged for a number of years. It would be well suited for a range of other purposes including environmental schemes, community projects or biodiversity net gain. The land may also have development potential subject to the relevant planning permission.

DIRECTIONS

From Helsby High School follow the A56 (Chester Road) towards Frodsham for approximately 1.60 miles. Once in the centre of Frodsham, take the first left after the lights onto Ship Street and follow for approximately 0.12 miles before turning left onto Hawthorne Road. The land is located at the top of the lane, with a Rostons sale board. On foot access is also available from Greenfield Lane.

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 de-linked payments included with the sale of the land.

TENURE & TITLE

Freehold with vacant possession

Guide Price: Offers in excess of £60,000

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 30 years. This will be triggered upon the grant of planning consent or if any development or 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 (Soilscales of England & Wales), the soil is classed as "Soilscape 10" described as freely draining slightly acid sandy soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

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

Access is directly off Hawthorne Road. Access is also possible on foot from Greenfield Lane (which runs alongside the Bear's Paw Hotel).



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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