



Lot 3



Lot 4



Lot 5

For Sale by Private Treaty Land at Church Minshull, Crewe, Cheshire

SUMMARY

Three parcels of land situated around Church Minshull village with all currently down in grass.

Lot 3 – 5.63 acres (2.27 hectares)- A block of pastureland with mature tree-line boundary and road access onto the B5074.

Lot 4 – 5.24 acres (2.12 hectares)- A block of pastureland with mature tree-line boundary and a small woodland area with road access onto the B5074.

Lot 5 – 2.86 acres (1.15 hectares) A block of land located near the centre of Church Minshull village. The River Weaver is to its Western boundary. A public footpath crosses the land. The land would suited for various environmental schemes, nature conservation or biodiversity net gain.

DIRECTIONS

The parcels of land are all located in or close by the village of Church Minshull, situated close to the town of Nantwich, Crewe and Winsford. For sale Boards will be located on each of the parcels.

What3Words: - Lot 3- ///ejects.negotiators.argue Lot 4- ///tips.buzzing.sleeple Lot 5- ///often.thrashing.opens

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.

Guide Price: Offers in excess of:

Lot 3 - £100,000

Lot 4 - £75,000

Lot 5 - £20,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 50% 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 currently no services to any blocks of land but connecting are believed to be in the vicinity.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as Soils cape 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).

FENCING

Purchasers will be responsible for maintaining the fences.

SELLING AGENTS

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TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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

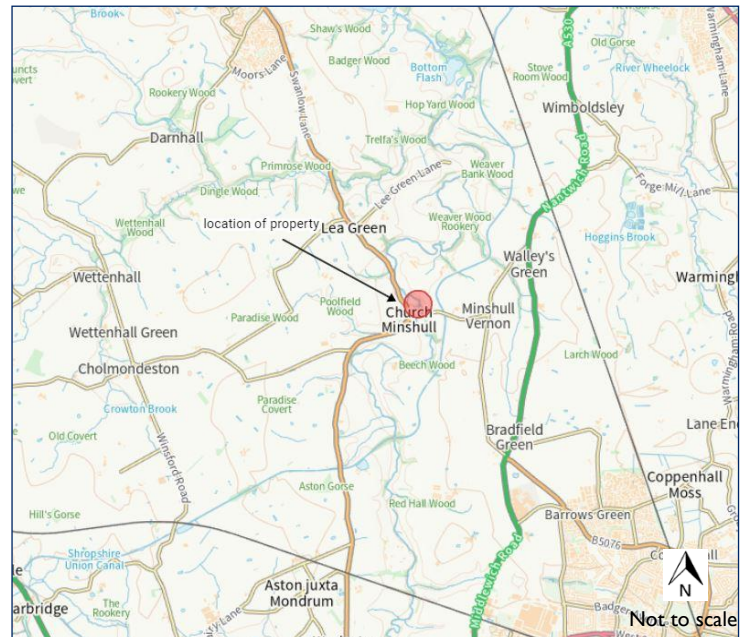
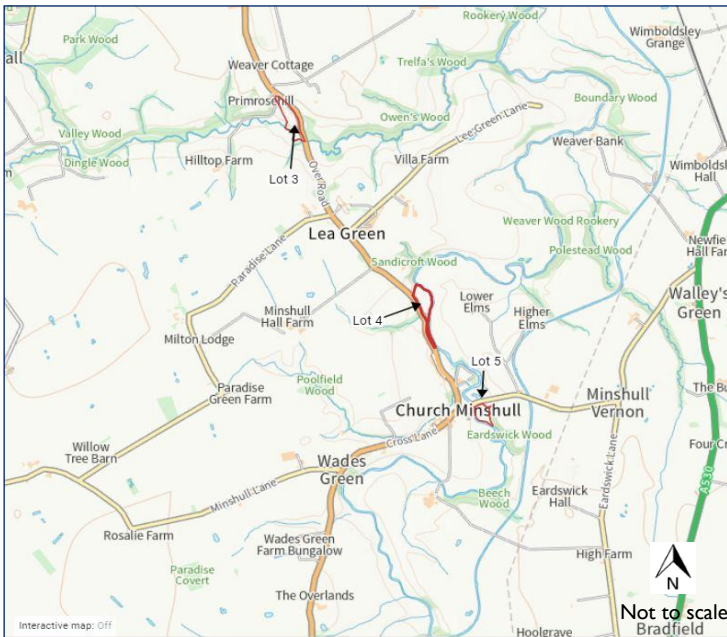
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

ACCESS

Lot 3 – Road access from the B5074.

Lot 4 – Road access from the B5074.

Lot 5 - Access is off Cross Lane down a track to the side of Woodside cottage. Please note that it would be advised that you park in the middle of Church Minshull and access the land by foot.



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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