



# For Sale by Private Treaty

## Land at Eaton, Tarporley, Cheshire

### SUMMARY

Two parcels of grassland currently used for sheep grazing. **Lot 1** consists of 23.35 acres (9.45ha) of grassland in a prime edge of village location, split into three paddocks by mature hedges and fencing. There are several gateway accesses off Hickhurst Lane and Winterford Lane and a registered scheduled monument within the field with details available from Historic England using reference 1011794. **Lot 2** consists of 7.62 acres (3.08 ha) of grassland currently used for sheep grazing. The land is accessed off The Hall Lane.

There is a public footpath that runs along the school boundary of Lot 1, and another crossing Lot 2.

### DIRECTIONS

**Lot 1** – Turn left out of Eaton Primary school, and then take the first left and then bear left onto Winterford Lane. The field and gateway will be found approximately 100 yards on the left indicated with a Rostons sale board. **Lot 2** – Turn right out of Eaton Primary School and follow the road for approximately 0.16 miles, then turn right onto The Hall Lane. Continue for approximately 0.35 mile and the field will be located on the right indicated with a Rostons 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.

### TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in the region 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.

## 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 will be responsible for maintaining the boundaries.

## 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.

## SELLING AGENTS

Alice Kearns  
Rostons Ltd  
West View House  
Hatton Heath  
Chester  
CH3 9AU  
Tel: 01829 773000  
Email:  
alicekearns@rostons.co.uk

## VENDORS SOLICITORS

Oliver Lewis  
Hibberts LLP  
25 Barker Street  
NANTWICH  
Cheshire  
CW5 5EN  
Tel: 01270 624225  
Email:  
oliver.lewis@hibberts.com

## 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

Lot 1 has various gateways on Winterford Lane, Hickhurst Lane and The Hall Lane.

Lot 2 is accessed via a gateway on The Hall Lane.

## SERVICES

There are no services to 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