



# For Sale by Private Treaty

## Land off Broomheath Lane, Tarvin, Cheshire

### SUMMARY

An excellent parcel of grassland suitable for equestrian use. The land extends to 1.28 acres (0.52ha) and is in a sought-after location. There are mature hedgerow boundaries and the main gateway access to the land is via Broomheath Lane, however, there is a second access located off the A51.

There is a public footpath that runs adjacent to the boundary of the field.

### STABLE BLOCK

There is a block of 2 wooden stables located on the property with a feed room adjacent to the left. There is an additional lean to on the right of the stable block which is currently used as an additional storeroom. To the front of the stables is an area of hardstanding which is securely fenced and acts as a useful holding area.

### DIRECTIONS

Turn right off the A51 onto Cross Lanes and then take your first right after this onto Broomheath Lane. The field and main gateway will be found at the end of this lane indicated by 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 excess of £90,000

## OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 25% 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 is a mains water and electricity.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 6" described as freely draining slightly acid loamy 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.

## BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt there are no Basic Payment Scheme entitlements or delinked payments included with the sale of the land.

## SELLING AGENTS

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## VENDORS SOLICITORS

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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

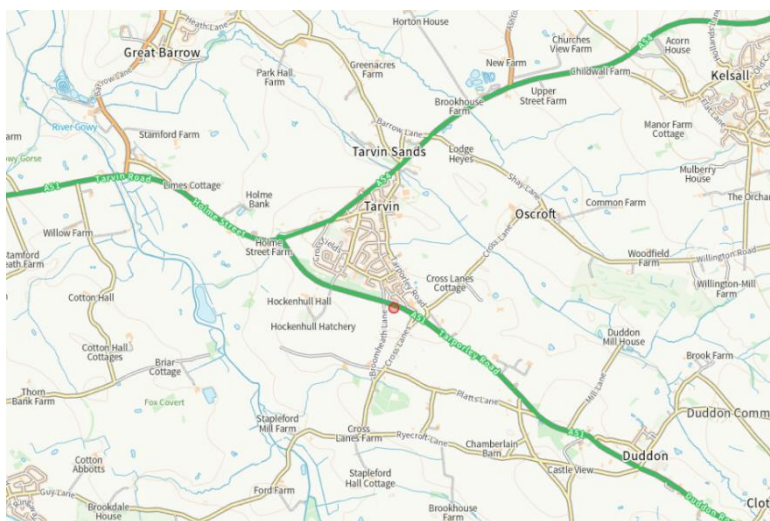
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## ACCESS

The land is accessed off Broomheath Lane as well as a second access off the A51.

## SERVICES

There is a mains water and electricity.



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