



For Sale by Private Treaty

Land off Balterley Green Road (B5500), Balterley, Crewe, Staffordshire, CW2 5QF

SUMMARY

A parcel of grassland totalling 7.92 acres (3.20 ha) split into two fields with natural hedge boundaries. The front field is of excellent quality and could be used for arable cropping, whilst the back field is best suited for pasture. The land has gated access directly off the road. It would be well suited to agricultural or equestrian purchasers.

DIRECTIONS

From the A500 at Meremoor Moss Roundabout, take the A531 towards Weston and follow for 0.6 miles. At the next roundabout take the 1st exit onto Newcastle Road (A531) and continue for 0.4 miles and then go straight at the next roundabout continuing along the A531. Turn left at Four Lanes End onto the B5500 and follow for 0.3 miles where the land will be located on the left 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.

BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt there are no Basic Payment Scheme entitlements or de-linked payments as part of the sale.

TENURE & TITLE

Freehold with vacant possession.

Guide Price: Offers in excess of £80,000

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 no services to the land.

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 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

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 can be accessed via the gateway on Balterley Green Road (B5500).



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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