



For Sale by Private Treaty Land off Peel Hall Lane, Ashton, Chester

SUMMARY

A parcel of grassland totalling 10.37 acres (4.20 ha) that has been used for equestrian purposes in recent years. The land benefits from full planning permission for two stable blocks, yard area and associated fencing under planning reference 22/04479/FUL. The land is accessed directly off Peel Hall Lane, via an owned access track. There are mature hedge boundaries surrounding the land, with post and rail fencing.

DIRECTIONS

From the A54 (Kelsall Road) turn left onto the B5393 (Ashton Lane) and follow for approximately 0.66 miles. Take the first left onto Peel Hall Lane and follow for approximately 0.12 miles where the access track and land is located on the left with a Rostons sale board on the gate.

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 the land is sold with no Basic Payment Scheme entitlements or de-linked payments.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in the region of £150,000

OVERAGE

The land is sold with an overage provision where the previous owner is entitled to 30% of the uplift in value if planning consent is granted for anything other than agricultural, equestrian or horticultural use. There is 18 years remaining on the overage.

SERVICES

There is mains water 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 10" described as freely draining slightly acid sandy soils. The land is Grade 2 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

Boundary maintenance will be the responsibility of the purchaser.

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

Access is via the gateway and track on Peel Hall Lane. There is also a second access off Whitegate Lane.



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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