



## For Sale by Private Treaty

### Land off Middlewich Road, Cranage, Middlewich

#### SUMMARY

An excellent parcel of agricultural land currently down to stubble but suitable for either arable rotation or grass land. The land extends to 3.02 acres (1.22ha) and is in a sought-after location as well as having roadside frontage on two sides. There are mature hedgerow boundaries and the main access to the land is off Middlewich Road.

The land has excellent equestrian potential due to its proximate location to the nearby Somerford Park Farm as well as a range of other fantastic facilities that offer regular training clinics and competitions. Additionally, the land is only a short distance from Junction 18 of the M6 motorway.

#### DIRECTIONS

If coming from Holmes Chapel turn left off the A50 onto Middlewich Road and the land is immediately on your left 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 £65,000

## 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

None

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 15" described as naturally wet very acid sandy 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 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

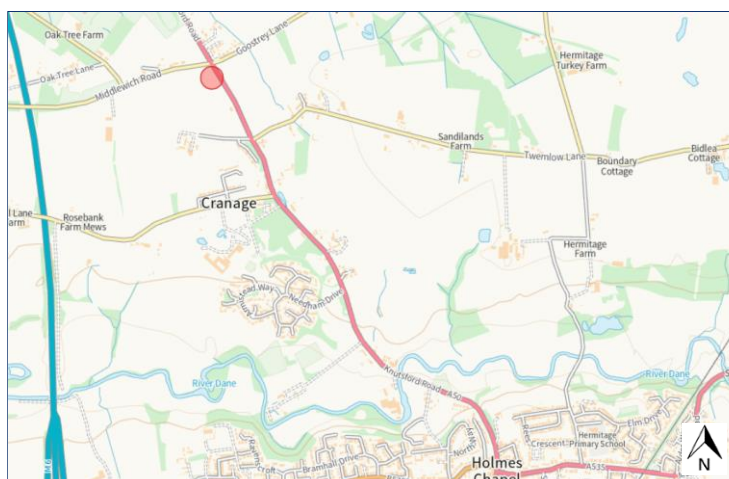
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## ACCESS

The land is accessed off Middlewich Road.



Not to scale



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