



For Sale by Private Treaty Land on Cow Lane, Norley, Frodsham, WA6 8PW

SUMMARY

An attractive parcel of Grade 2 agricultural land totalling 4.39 acres (1.78 ha), comprising 3.78 acres (1.53 ha) of grassland and 0.61 acres (0.25 ha) of woodland. The land would be well suited to amenity purchasers due to its edge of village location and is also likely to be of significant interest to equestrian purchasers looking for land in close proximity to excellent riding routes. There is one electricity pole on the land.

DIRECTIONS

From the A556 (Chester Road), turn left at Oakmere on to Stoneyford Lane and follow the road for 1.14 miles onto Cheese Hill Lane and to the junction. At the junction go straight across to Cow Lane where the land will be located 0.17 miles on the left indicated with a Rostons sale board.

VIEWINGS

The land can be viewed at any reasonable time after registering with the selling agent. We request that you speak to the selling agent prior to viewing and take a copy of these sales details with you when viewing the land.

TENURE & TITLE

Freehold with vacant possession.

Guide Price: Offers in excess of £95,000

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.

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 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).

BOUNDARIES

The boundaries will be the responsibility of the purchaser, and there is a requirement to erect a stock proof fence along the points marked blue on the plan.

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

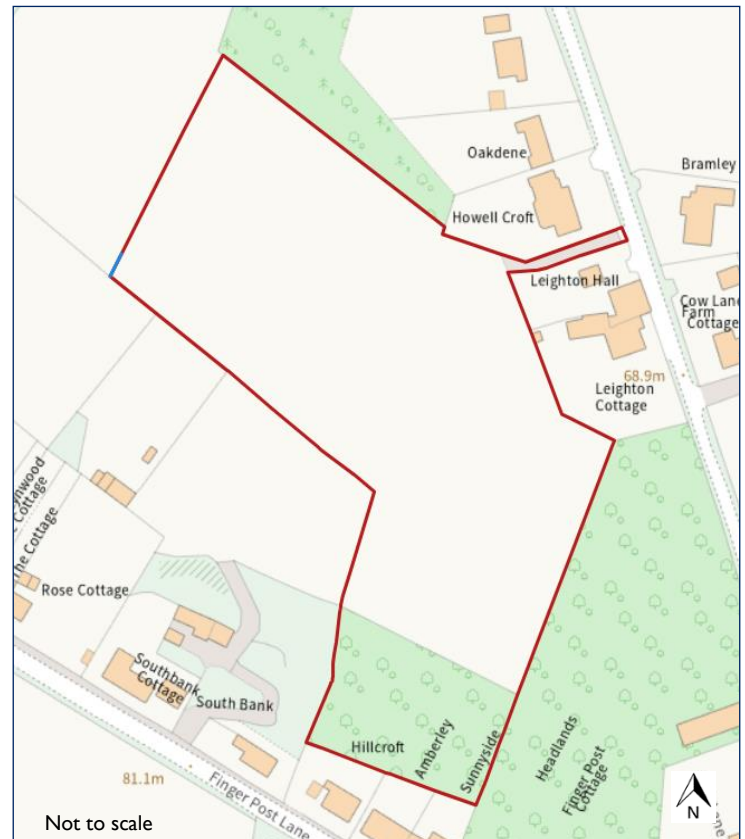
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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 via the hardcore track off Cow 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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