



## For Sale by Private Treaty

# Paradise Wood, Church Minshull, Crewe, CW5 6EF

### SUMMARY

A unique opportunity to purchase 4.22 acres (1.71 ha) of mixed woodland located in Church Minshull, Crewe. The woodland is accessed off Woodgreen Lane and bordered by agricultural land. The property is sold with no overage.

### DIRECTIONS

Travelling from the Badger Inn on Cross Lane, Church Minshull. Take the B5074 (Over Road) for approximately 1 mile, then turn for Paradise Lane on the left. Once on Paradise Lane, travel for approximately 1.5 miles until Paradise Lane becomes Woodgreen Lane, the property is marked 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.

What3Words///operation.captures.markets

### TENURE & TITLE

Freehold

Guide Price: Offers in the region of £50,000

## OVERAGE

The land is to be sold with no overage

## SERVICES

There are no services to the property.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" and described as Slowly Permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The external boundary will be the responsibility of the purchaser.

## ACCESS

The land is accessed off Woodgreen Lane

## SITUATION

Located in Church Minshull, Crewe, Cheshire

## SELLING AGENTS

Jack Jones  
Rostons Ltd  
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Hatton Heath  
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## VENDORS SOLICITORS

Butcher & Barlow  
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CW11 1HW  
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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.



Not to scale

Rostons for themselves and for the Vendors or Lessors of this property whose agents they 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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