



## For Sale by Private Treaty

### Hill View, Willbank Lane, Faddiley, Cheshire, CW5 8JG

#### SUMMARY

An exciting opportunity to acquire a smallholding comprising a three-bedroom bungalow, useful range of steel frame outbuildings and a workshop set within 4.31 acres (1.74 ha) of grassland. The property would be well suited for agricultural or equestrian purchasers, or those looking to run a business from their home. Please note that the property is subject to an Agricultural Occupancy Condition with further details overleaf.

#### DIRECTIONS

From Nantwich follow the A534 (Wrexham Road) through Burland for approximately 2 miles, then turn left on to Willbank Lane. Continue for 0.18 mile before turning right at the triangle, follow the road for a further 0.16 mile where the property will be located on the right indicated with a Rostons sale board.

#### VIEWINGS

The viewings are strictly by appointment only. Please contact Alice Kearns at Rostons on 01829 773000.

#### TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in excess of £600,000

## OVERAGE

There is no overage included with the sale.

## RESTRICTIONS

There is an Agricultural Occupancy Condition on the property, restricting the use of the residential property to someone currently or last employed in Agriculture. The purchaser may look to remove this restriction in the future subject to the relevant planning permissions.

## SERVICES

Mains water, mains electricity and private drainage.

EPC – F

Council Tax Band - E

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" 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 boundaries will be the responsibility of the purchaser.

## 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

Access directly off Willbank 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