



## For Sale by Private Treaty Land off Dark Lane, Kingsley, Frodsham

### SUMMARY

A parcel of grassland totalling 1.11 acres (0.45 ha), currently split into three paddocks. The first paddock is a large mainly flat parcel with access off Dark Lane. This is bordered by a wooded area and the brook. Crossing the brook leads to two further parcels of sloping grassland which would be suitable for grazing livestock or amenity use. The land has potential for a variety of uses including equestrian and amenity purchasers, along with possible future development opportunities subject to obtaining the relevant planning permissions.

### DIRECTIONS

From Frodsham high street take the B5152 (Church Street) towards Kingsley and Delamere. Follow the road for approximately 3 miles, before turning left by the layby onto Dark Lane. Continue along Dark Lane for 0.30 mile where the land is located on the right indicated with a Rostons sale board.

What3words ///special.hound.microchip

### 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 £80,000



## 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 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The boundaries would be the responsibility of the purchaser.

## SELLING AGENTS

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## VENDORS SOLICITORS

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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

## 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 currently via a shared right of access to the gateway. The plot benefits from shared easement rights along the whole of the path between the plot and Whitegate that also leads to the Nab Stream, details are available in the associated titles. The land has significant road frontage so a new entrance directly on to Dark Lane could be obtained subject to the relevant permissions

