



For Sale by Private Treaty

Land off Cliff Lane, Creewood Common, Northwich

SUMMARY

A parcel of grade 3 agricultural land totalling 14.65 acres (5.93 ha) with mains water supply. The land has been rented out and used for arable cropping in previous years. The land would be well suited to agricultural or equestrian purchasers.

DIRECTIONS

From Crowton village follow Kingsley Road (B5153) towards Kingsley, and then turn right onto Creewood Common Road. Continue for approximately 1 mile, keeping left at the triangle and then take the first right onto Cliff Lane. The land is situated approximately 0.10 mile along the lane indicated with 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.

BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt the land is sold without Basic Payment Scheme Entitlements or de-linked payments.

TENURE & TITLE

Freehold with vacant possession.

Guide Price: Offers in the region of £150,000

OVERAGE

The land will be sold with no overage.

SERVICES

Mains water supply.

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

Alice Kearns
Rostons Ltd
West View House
Hatton Heath
Chester
CH3 9AU
Tel: 01829 773000
Email:
alicekearns@rostons.co.uk

VENDORS SOLICITORS

Rebecca Skelly
Mosshaselhurst Solicitors
2 Castle Street
NORTHWICH
Cheshire
CW8 1AB
Tel: 01606 74301
Email:
rebecca.skelly@mosshaselhurst.
.uk

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 via the gateway on Cliff 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