



For Sale by Private Treaty

Land off Back Lane, Whitchurch, SY13 4JA

SUMMARY

Lot 2 consists of 15.79 acres (6.39ha) of grassland and would be well suited to mowing or grazing. It is situated off a quiet country lane and would be well suited to agricultural and equestrian purchasers.

DIRECTIONS

From the A49 turn on to Snab Lane and then swiftly on to Common Lane, follow Common Lane until you reach a cross Road, then turn left on to Holtridge Lane, passing a Rostons sale board for lot 1, in a short drive you will reach a right turn on to Back Lane that you can follow until you reach a second Rostons sales board, this indicates lot 2.

Alternatively, the land can be found by the What3Words location: [///hoot.custodial.stamp](https://www.what3words.com/#!/hoot.custodial.stamp)

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 as of 1st April 2025

Guide Price: Offers in excess of £10,000 per acre

OVERAGE

The land will be sold with no overage provision

SERVICES

None

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 acidic 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 and fences will be the responsibility of the purchaser.

SELLING AGENTS

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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 via gateway on Back Lane



Not to scale

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