



## For Sale by Private Treaty Land on Park Lane, Pickmere, Knutsford

### SUMMARY

A parcel of amenity land totalling 10.71 acres (4.33 ha) including grassland, woodland and lake. The land offers a delightful opportunity to own a piece of the attractive Pickmere Lake either for private use or with the potential for development or business opportunity subject to the relevant planning permissions.

### DIRECTIONS

From the centre of Pickmere follow Park Lane towards Great Budworth, the land will be found approximately  $\frac{3}{4}$  mile along Park Lane indicated with a Rostons sale board.

what3words ///nanny.horseshoe.truffles

### 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 the region of £110,000

## OVERAGE

There will be no overage included with the sale.

## 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 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 of the land will be the responsibility of the purchaser.

## SELLING AGENTS

Alice Kearns  
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## VENDORS SOLICITORS

TBC

## 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.

## ACCESS

Access off Park Lane via a right of way along the side of the arable field.



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



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