



The above red lines are for illustration purposes only.

For Sale by Private Treaty Land and Stables off Uplands Road/Mount Road, Hyde, Cheshire

SUMMARY

LOT 1 – Brick/wooden stables & 8.03 acres

Three stone/wooden stables in close proximity to residential properties. It would suit equestrian and lifestyle buyers and potential developers.

LOT 2- 8.21 acres

A parcel of grassland situated in close proximity to residential properties. It would suit equestrian and lifestyle buyers. It should be noted that both parcels join each other.

DIRECTIONS

From Hyde cricket and squash club take Werenth Low road towards Werenth Low golf club. Before the golf course turndown Uplands road and the parcels are 0.5 mile on the right-hand side with Rostons for sale board.

LOCATION - WHAT3WORDS - ///usage.tribal.thigh

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:

Lot One - Offers in excess of £225,000

Lot Two - Offers in excess of £135,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 25% 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 is water connected to lot one but no services to lot two.

SOIL TYPE LAND GRADE

According to Soils of England & Wales the soil is classed as "Brickfield 3", described as slowly permeable seasonally waterlogged fine loamy/silty soil over clayey soils.

FENCING

The fencing and boundaries will be the responsibility of the purchaser.

SELLING AGENTS

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VENDORS SOLICITORS

TBC

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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 to both parcels of land is off Uplands road.



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



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