



# For Sale by Private Treaty

## Land and Stables on Cliff Lane, Creewood Common

### SUMMARY

An exciting opportunity to acquire a private parcel of grassland totalling 9.104 acres with the benefit of an L-shaped block of eight stables and associated hardstanding for car and horsebox parking. The stables are newly built to an excellent standard, of breeze-block construction with wood cladding.

Situated in a quiet, rural location, this attractive holding has been well maintained by the current owner. The level field offers an abundance of space for riding or separating into multiple turnout paddocks. The land would be well suited to continued equestrian use, with potential for further development to a livery yard or even a residential dwelling subject to obtaining the relevant planning permissions. Please note that buyers should make their own enquiries regarding future development.

### DIRECTIONS

From Crowton village follow Kingsley Road (B5153) before turning right onto Creewood Common Road. Continue for approximately one mile before a sharp right turn onto Cliff Lane. The land is located approximately 0.20 miles along on the left.

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### VIEWINGS

Viewings are strictly by appointment only, please contact the selling agent to arrange a suitable date and time.

### TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in excess of £265,000

## 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 20 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 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 purchaser will be responsible for maintaining the boundaries.

## SELLING AGENTS

Alice Kearns  
Rostons Ltd  
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## VENDORS SOLICITORS

TBC

## 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

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