



For Sale by Private Treaty

Land off Norton's Lane, Mouldsworth

SUMMARY

An exciting opportunity to purchase a parcel of land totalling 40.86 acres (16.55 hectares), comprising of 38.25 acres (15.49 hectares) of grassland, a stone access track and immaculate yard area with a steel portal frame building.

LOCATION

The land is located on the outskirts of Ashton Hayes village between Mouldsworth and Barrow.

What3Words [///sunbeam.shepherds.support](https://www.what3words.com/sunbeam.shepherds.support)

ACCESS

The land is accessed via a track off Norton's Lane which is included as part of the sale.

DIRECTIONS

From Chester Road (A54) head North West on Kelsall Road towards Duck Lane, turn left to stay on Kelsall Road, then bear right onto West End (B5393) and keep right to stay on Church Road (B5393). Turn left onto Gongar Lane, then turn left onto Norton's lane. Follow Norton's lane for approximately 60 yards and the access track is located on the left, with a Rostons For Sale board marking the entrance.

VIEWINGS

We ask that all viewings of the property are made by appointment with the selling agent, by calling the office on 01829 773000 or emailing georgielee@rosters.co.uk

Guide Price – Offers in excess of £625,000

Land off Norton's Lane
Mouldsworth, Chester
CH3 8AX

LAND

The land extends to approximately 38.25 acres (15.49 hectares) of grassland comprising of four interconnected fields which are flat in nature and two further fields which naturally slope to an area of woodland and Ashton Brook. Field 6 is accessible via an access track beneath the railway bridge. The access tracks and the hardcore yard area with buildings, situated between Field 3 and Field 4 total to approximately 2.61 acres (1.06 hectares).

Field Name	Acres	Hectares
Field 1	4.49	1.82
Field 2	4.25	1.72
Field 3	7.27	2.94
Field 4	14.94	6.05
Field 5	2.54	1.03
Field 6	4.76	1.93
Track	2.29	0.93
Yard with buildings	0.32	0.13
Total	40.86	16.55

SOIL TYPE AND LAND GRADE

According to Soilsapes 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 classed as Grade 3 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).

SERVICES

The land benefits from mains water connection and several in-field ponds.

TITLE

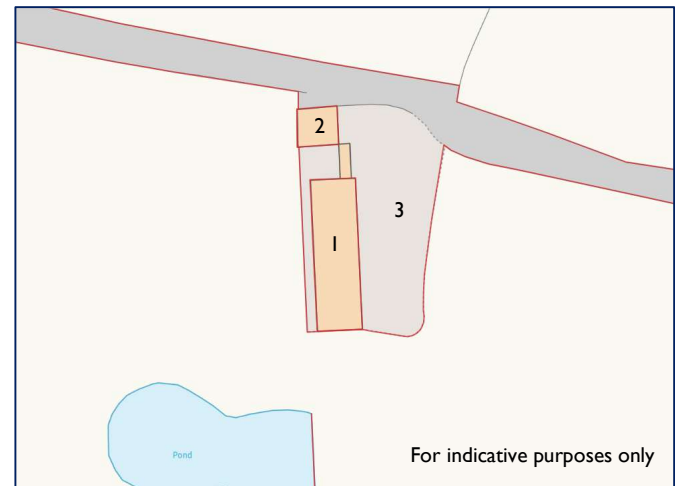
The land is registered with HM Land Registry under the title number CH644567.



FARM BUILDINGS

No	Description	Size
1	7-bay painted steel portal frame open sided building with a concrete floor to concrete panels with timber Yorkshire Boarding to the eaves with fibre cement roof panels.	10 x 32 m
2	Two bay tin clad pole barn	8 x 8 m
3	Area of hard standing comprising of stone surrounding the buildings	840 sq m

BUILDINGS PLAN



PLANNING

The Local Planning Authority is Cheshire West and Chester Council. Building 1 as numbered on the above plan was built in 2021 following grant of Prior Approval for an Agricultural produce and storage building – Planning Reference 20/03409/AGR.

TENURE

The land is sold Freehold with vacant possession.



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.

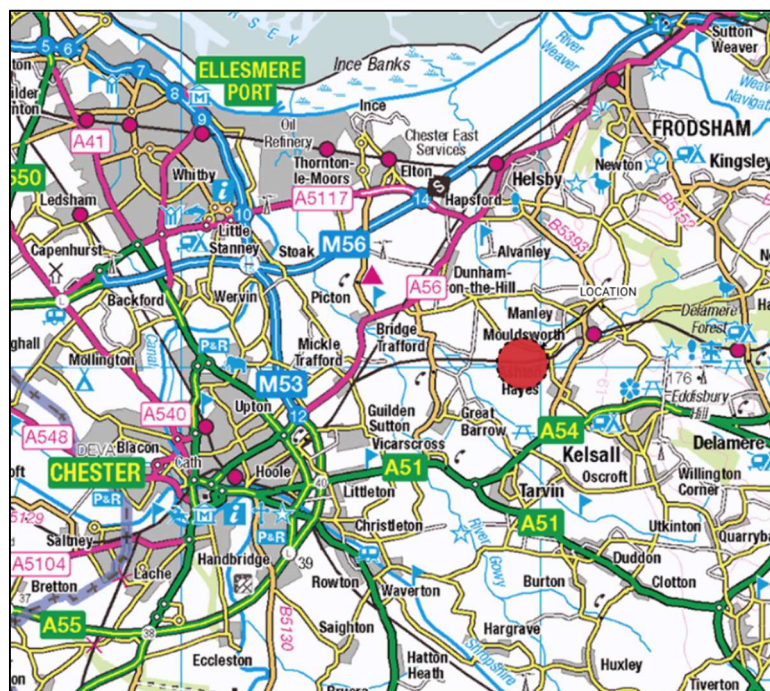
SALE PLAN AND PARTICULARS

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.

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. There are no active planning permissions on the property however, plans have been drawn up for modification of the house and are available to be viewed.

LOCATION PLAN



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.

Overhead electricity cables with a number of in-field poles run from the South East corner of the land towards Norton's Lane, parallel to the railway line.



SELLING AGENTS

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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

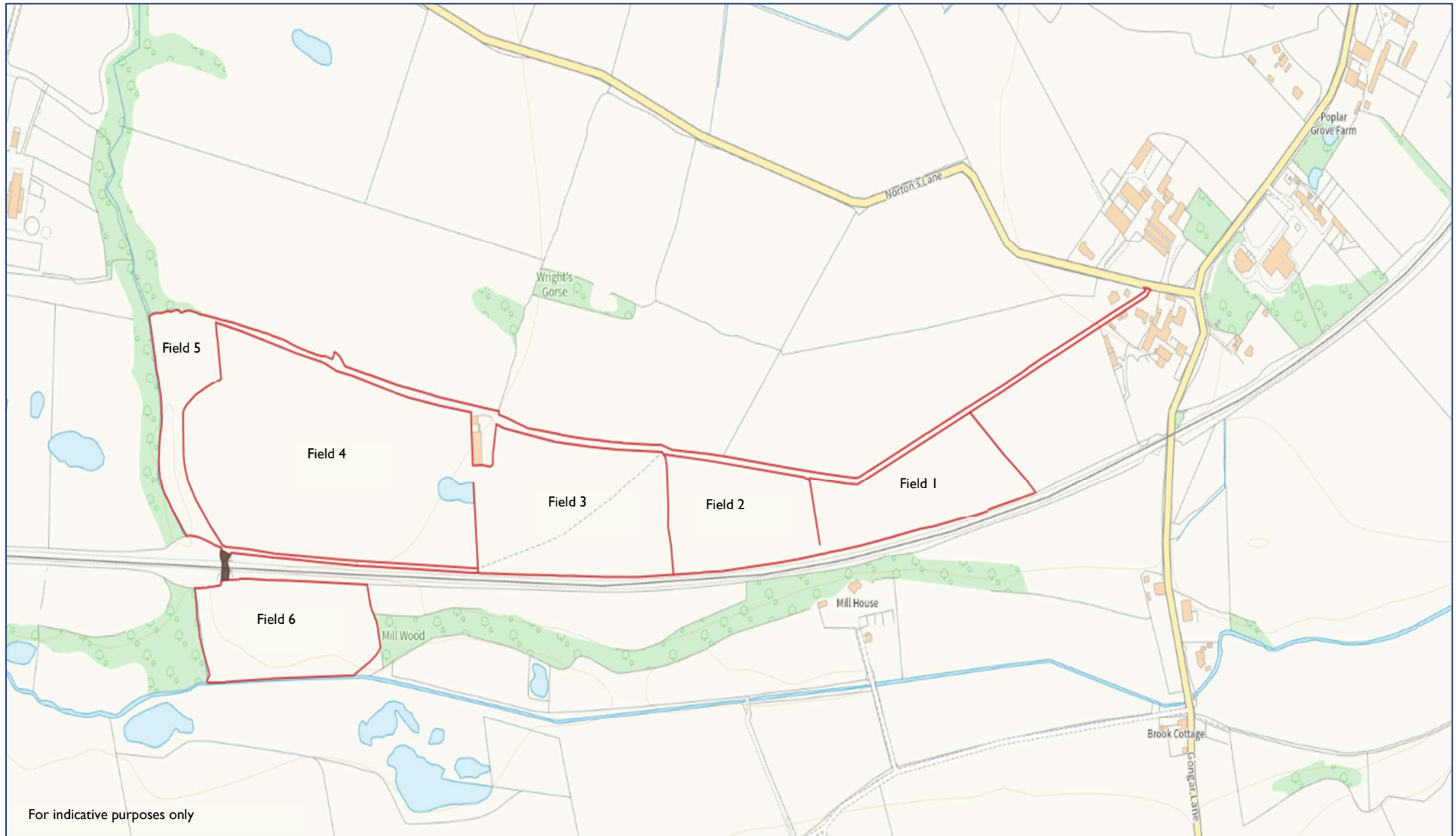


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LAND & PROPERTY SPECIALISTS

PLAN



Land off Norton's Lane
Mouldsworth, Chester
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