



For Sale by Private Treaty

Land with planning for stables, Picton, Chester

SUMMARY

An exciting opportunity to purchase a parcel of grassland at Picton Gorse, Chester benefitting from full planning permission for the construction of stables. The land totals approximately 3 acres (1.21 ha) currently to grass, with full planning permission recently granted for a wooden L-shaped stable block with feed/hay store. Full details on the application can be found on the council website using reference 24/03169/FUL. There are overhead cables crossing the land.

The land is located on the outskirts of Chester in a rural but accessible location. It has good natural drainage for all-year turnout and has been well maintained having recently been mown ready to graze.

DIRECTIONS

What3words ///erase.pinging.screen

Nearest Postcode CH2 4JU

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 over £90,000

OVERAGE

There is 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

Three boundaries are fence and hedge, with a fourth boundary requiring the erection of fencing.

SELLING AGENTS

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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 a right of way along the track shown brown on the plan.



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