



For Sale by Private Treaty

Land on Barnhouse Lane, Great Barrow, CH3 7JY

SUMMARY

A versatile parcel of land extending to approximately 8.13 acres (3.29 hectares) currently down to grass. The land is situated on a quiet country lane between Barrow and Mouldsworth, bringing an exciting opportunity to the market which would be well suited to equestrian, lifestyle, agricultural or amenity purchasers.

DIRECTIONS

Heading South towards Chester on Chester Road (A56) turn onto the B5132, then onto Morley Lane. Follow Morley Lane towards Mouldsworth. Where Morley Lane meets Norton's Lane, turn right and follow Norton's Lane for approximately a ¼ mile, then turn right down Barnhouse Lane and the gateway to the land is on the left, signposted by a Rostons For Sale board.

ACCESS

The land benefits from roadside access off Barnhouse Lane via a field gate.

VIEWINGS

The land can be viewed during daylight hours 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

The land is sold Freehold with vacant possession.

SERVICES

The land benefits from mains water connection.

Guide Price: Offers in the region of £10,000-12,000 per acre

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).

BOUNDARIES

The land is surrounded by mature hedgerow boundaries with some post and rail fencing. The purchaser will be responsible for maintaining the boundary.

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.

SELLING AGENTS

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VENDORS SOLICITORS

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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.

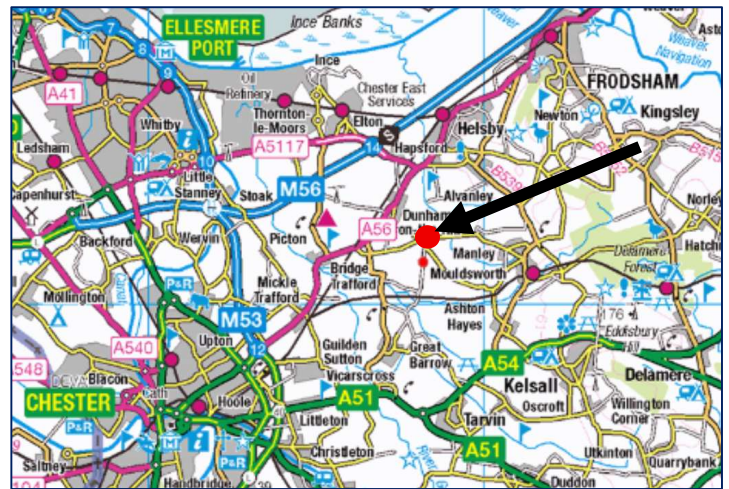
MONEY LAUNDERING LEGISLATION

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.

LOCATION PLAN



SITE 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