



Red Line boundary is a guide only

For Sale by Private Treaty Land on Street Hey Lane, Neston, Wirral

SUMMARY

We are delighted to bring to the market a parcel of grassland totalling 1.79 acres (0.73 ha) on the corner of Street Hey Lane and Hooton Road (B5133). It offers a rare opportunity to purchase a manageable parcel of grassland situated in an edge of village location in Neston, Wirral.

The land has been used for horse grazing for several years and would be well suited to a range of purchasers including equestrian and amenity buyers. The land is within Greenbelt.

DIRECTIONS

Leaving the M53 at Junction 5 onto New Chester Road (A41) heading for Hooton. After 0.25 miles turn right onto Hooton Road (B5133) for Hooton Train Station and Willaston. Follow the road for approximately 1.5 miles and then turn right onto Street Hey Lane where the land will be located immediately on the right.

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 in the region of £60,000

OVERAGE

The land is sold subject to a development reservation where the seller is entitled to a further payment of 25% of the uplift in value should planning consent be granted for residential development. Payment is due on implementation of planning or sale with the benefit of, whichever is earliest. This will be in place for a period of 20 years.

SERVICES

There are no services to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soils 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 boundaries are part hedge and part post and rail 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 the gateway on Street Hey 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