



For Sale by Private Treaty

Land off Marsh Lane, Churton, Chester, CH3 6NG

SUMMARY

A parcel of agricultural land in a quiet rural location extending to 7.82 acres (3.16 ha). The land is currently grass and would be well suited to mowing or grazing. It is situated in close proximity to a number of bridlepaths and would be well suited to equestrian purchasers.

DIRECTIONS

From A41 (Whitchurch Road) turn on to Platts Lane and continue until the T-junction, turn left and follow the road into Aldford Village. Continue through Aldford on the B5130 until you reach The White Horse pub at Churton and turn immediately left on to Pump Lane. Follow the lane for approximately 0.4 mile before turning right onto Marsh Lane. The land is located 0.50 mile along on the left, indicated with a Rostons sale board.

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.

Guide Price: Offers in excess of £95,000

OVERAGE

There is an existing overage on the land which is as follows; 'The land is sold subject to an existing development reservation for any use other than agriculture and equine for a period of 25 years at 50%'. It is believed that there are 19 years remaining.

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 boundaries will be the responsibility of the purchaser.

SELLING AGENTS

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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

Access is via the gateway on Marsh 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