



For Sale by Private Treaty Land at Dutton Park Farm, Lodge Lane, Dutton

SUMMARY

A parcel of agricultural land totalling 17 acres (6.88 ha) located at the end of Lodge Lane, Dutton, near Warrington. The land is currently in grass and would be well suited to grazing or mowing. It would equally suit an equestrian purchaser. The land benefits from a large double gated access point which can easily accommodate agricultural machinery.

DIRECTIONS

From Dutton, take the A533 Northwich Road towards Northwich and continue for approximately 1 mile before turning right onto Lodge Lane. Continue along lodge lane for approximately ½ mile and continue left at Dutton Lodge Farm. The land is located approximately 0.25 miles further along the lane indicated with a Rostons sale board.

What3words [///blast.organic.perfumes](https://www.what3words.com/blast.organic.perfumes)

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 excess of £170,000

OVERAGE

There is no overage included with the sale of the land.

SERVICES

Natural water supply.

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 are fenced, and it will be the purchaser's responsibility to maintain these.

SELLING AGENTS

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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.

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 via a right of way along Lodge Lane to the land.



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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