



LAND AT ACTON
ACTON, NANTWICH, CHESHIRE



A UNIQUE OPPORTUNITY TO ACQUIRE MIXED AGRICULTURAL LAND ON THE EDGE OF NANTWICH

55 acres (22.3 ha) of productive Grade 2 and 3 land with excellent roadside access and amenity appeal.

The property combines arable and grassland with mains water, and multiple double gateways, creating a versatile holding for farming, equestrian or amenity uses and amenity appeal with long term development potential. (subject to planning).

Lot 1 – Land off Chester Road (50.58 acres / 20.47 ha)

Productive block of arable and pasture with direct access from the B5431.

Lot 2 – Land at Acton (4.09 acres / 1.66 ha)

Manageable pasture field with roadside access, ideal for grazing or amenity use.

For sale as a whole or in up to two lots.

About 54.67 acres (22.12 ha)



SITUATION

The land lies on the northern fringe of Nantwich, adjoining the B5431 Chester Road at Acton. The property is in an accessible location, with multiple double gateways providing direct roadside access. Nantwich town centre is within a mile, and the M6 is approximately 10 miles, giving excellent regional connectivity.

The land occupies a pleasant open countryside setting, with the Shropshire Union Canal running nearby to the east. While primarily in agricultural use, the edge-of-town position may also appeal to those seeking land for equestrian or amenity purposes as a long term investment (subject to the necessary planning permissions being sought).

LOT 1 – LAND OFF CHESTER ROAD (50.58 ACRES / 20.47 HA)

Lot 1 comprises a substantial block of agricultural land extending to about 50.58 acres. The land is divided into a series of well-proportioned fields, enclosed by mature hedgerows, with several double gateways providing excellent access directly from Chester Road, suitable for modern farm machinery.

The land is currently split between 17 acres of arable and 33 acres of grassland. Part is presently cropped with maize and can support a range of arable rotations, while other fields are laid to permanent pasture providing grazing and fodder production.

The land is predominantly Grade 3, with an area of Grade 2, consisting of slightly acid loamy and clayey soils, well suited to grassland and a range of arable crops. A mains water supply serves the land, which also lies within a Nitrate Vulnerable Zone.

A public footpath crosses the rear of the block through the arable land, linking to the Shropshire Union Canal towpath

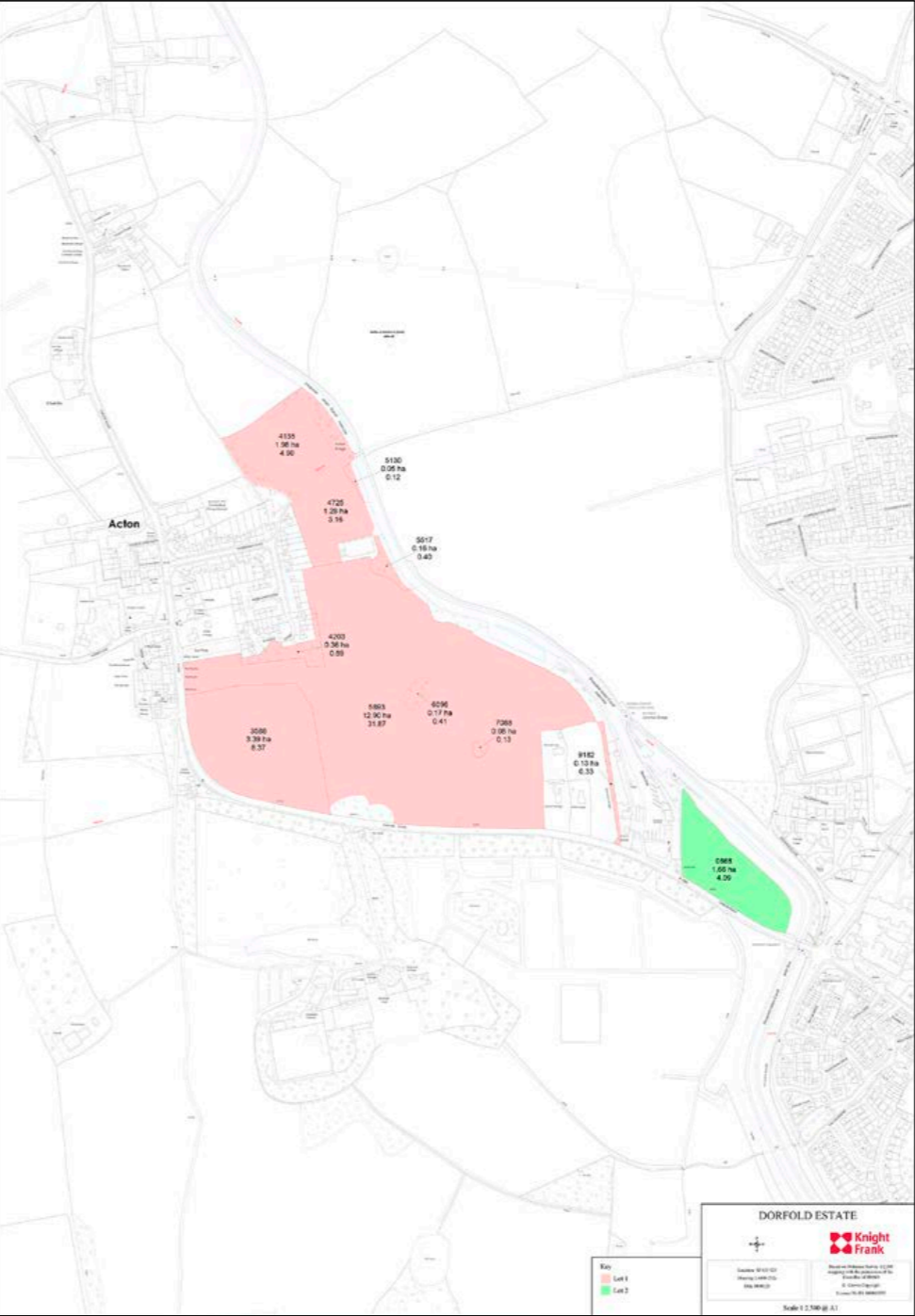
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LOT 2 – LAND AT ACTON (4.09 ACRES / 1.66 HA)

Adjacent to the eastern side of Lot 1, Lot 2 extends to approx. 4.09 acres. The field is bounded by hedgerows with gated roadside access. The land is currently used for grazing and is well suited for continued agricultural use, but may also appeal to equestrian or amenity buyers (subject to the necessary planning permissions being sought) given its manageable size and accessible edge-of-town location.

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PROPERTY INFORMATION

Tenure: The property is offered for sale freehold but will retain a holdover for the 2026 Harvest.

Method of Sale: The property is offered for sale by private treaty as a whole or in up to two lots. The vendor may also consider alternative lotting arrangements, subject to interest received.

Services: Mains water is connected to Lot 1. Prospective purchasers should satisfy themselves as to the availability and adequacy of supply.

Wayleaves, Easements and Rights of Way: The property is sold subject to and with the benefit of all existing rights, whether public or private, including rights of way, drainage, water, electricity and other services, together with any wayleaves for masts, pylons, stays, cables, pipes or other equipment. A public footpath crosses part of Lot 1.

Designation: The land lies within a Registered Battlefield (Historic England, List Entry No. 1000022)

Sporting, Timber and Mineral Rights: Insofar as they are owned, these rights are included in the sale.

Overage: The property will be sold subject to a clawback provision of 40% of any future development value, lasting for a period of 40 years.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, becomes a chargeable supply, such tax will be payable in addition.

- Guide Prices:**
- Lot 1 – Land off Chester Road (50.58 acres): £795,000
 - Lot 2 – Land at Acton (4.09 acres): £80,000
 - The Whole (55.27 acres): £875,000

Viewings: Strictly by appointment through Knight Frank.

We would be delighted
to tell you more.

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