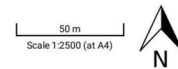


FOR SALE

Winnington Wood, Lostock Gralam, Northwich, Cheshire, WA16 0UB



Produced on Sep 14, 2023.
© Crown copyright and database right 2023 (licence number 10009532)



FOR SALE

Guide Price £180,000

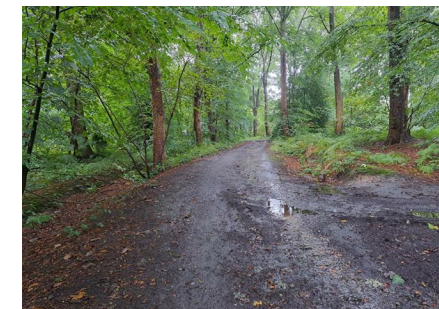
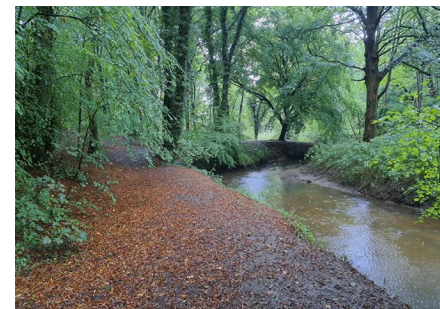
Winnington Wood, Lostock Gralam, Northwich, Cheshire, WA16 0UB

A rare opportunity to purchase approximately 22.02 acres of deciduous ancient woodland with river frontage and excellent transport links. For sale by private treaty.



01743 450 700

Rural Professional Department
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield,
Shrewsbury, Shropshire, SY4 3DR
Email: reception@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01743 450 700

- Approximately 22.02 Acres
- Ancient deciduous woodland
- Access onto the A556
- River frontage
- Close to Northwich, Knutsford and Manchester
- For sale by private treaty

Situation

The Woodland is located close to the edge of Lostock Gramam, 2 miles north east of Northwich, and is also within easy reach of Knutsford, Warrington and Manchester. The woodland benefits from gated access directly onto the A556 Northwich to Manchester road.

Directions

From Northwich take the A556 Northwich bypass north towards the M6 (Junction 19). At the Lostock Gramam traffic lights, keep on the A556 and after 350 yards the gate is on the left

Description

Winnington Wood comprises an attractive and extensive block of deciduous ancient woodland with frontage to Wincham Brook along its whole northern boundary. The Woodland benefits from a mixture of open areas and more densely wooded areas, with a good range of tree species including English Oak, beech, sycamore, horse chestnut, rowan, holly, silver birch and hazel, amongst others. A track runs through the middle of the wood proving useful vehicle access directly off the main road.

Services

We understand the woodland is not currently connected to any services.

HS2

The Woodland was on the proposed path of phase 2B of the HS2 railway scheme, however this has now been cancelled. A section of the eastern end of the wood still remains under safeguarding.

Tenure

The woodland is of freehold tenure and vacant possession will be given upon completion.

Environmental Schemes

The woodland is not currently subject to any known environmental schemes.

Local Authorities

The woodland lies within the jurisdiction of two local authorities.

Cheshire East Council, C/O Delamere House, Delamere Street, Crewe, CW1 2LL.

Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA.

Sporting Rights

We understand that the Sporting Rights are in hand.

Rights of Way, Easements and Wayleaves

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

Boundaries, Fences and Roads

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

Solicitor

Hywel Jones, GHP Legal, 21 The Cross, Oswestry, Shropshire, SY11 1PN

Email: hywel.jones@ghplegal.com

Tel: 01691 659 194

Method of Sale

The woodland is for sale by private treaty.

Viewing

The Woodland can be viewed any time during reasonable daylight hours.

Sole Agent

Anne-Marie Brettell BSc (Hons) MRICS FAAV, Halls Holdings Ltd, Halls Holdings House, Bowen way, Battlefield, Shrewsbury, SY4 3DR

Email: anne-marie@hallsgb.com

Tel: 01743 450 700

