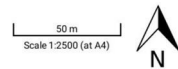


FOR SALE

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



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FOR SALE

Offers Over £150,000

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

For Sale by Best and Final offers

Offers to be received by no later than Noon on 16th December 2024

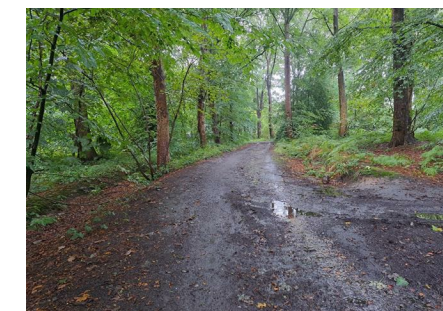
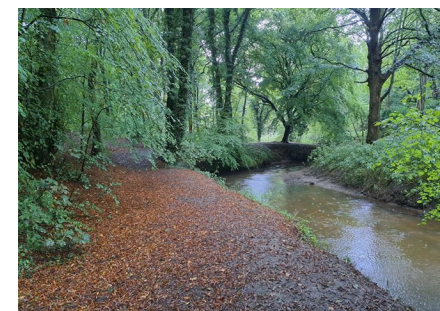
A rare opportunity to purchase approximately 22.02 acres of deciduous ancient woodland with river frontage and excellent transport links.



01743 450 700

Rural Professional Department

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



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01743 450 700

- Approximately 22.02 Acres
- Ancient deciduous woodland
- Access onto the A556
- River frontage
- Close to Northwich, Knutsford and Manchester
- Best and Final offers are requested by no later than Noon on 16th December 2024

#### Situation

The Woodland is located close to the edge of Lostock Gralam, 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 Gralam 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, holy, 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.

#### Viewing

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

#### Method of Sale

The woodland will be offered for sale by Best and Final offers. These are to be received by no later than Noon on 16th December 2024.

Further details of the tender process can be requested from Halls.

Exchange of Contracts will take place no later than 5pm on the 20th December 2024 with completion set for 20th January 2025. The successful purchaser will be responsible for the payment of 2.5% buyers premium plus VAT to Halls Holdings Ltd payable upon completion.

#### Contracts and Special Conditions of Sale

Please note that the Woodland is sold in accordance with the Common Auction Conditions (7th Edition) and is sold subject to the Special Conditions of sale, which can be requested from Halls, the Auctioneers, or GHP Legal Solicitors, 21 The Cross, Oswestry, Shropshire SY11 1PN, 01691 659 194 (Ms Molly Drake). The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions or sale or not.

#### Buyers Premium

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £1,950, plus VAT.

#### \*IMPORTANT\* Anti-Money Laundering Regulations

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an offer is accepted. For full details on what we will require please visit [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).

#### Legal Pack

A legal pack will be prepared by the Solicitor. A copy can be requested from the Selling Agent (see Conditions of Sale above).

#### Solicitor

Molly Drake, GHP Legal, 21 The Cross, Oswestry, Shropshire, SY11 1PN  
Email: [molly.drake@ghplegal.com](mailto:molly.drake@ghplegal.com)  
Tel: 01691 659 194

#### Sole Agent

Jon Murgatroyd, Halls Holdings Ltd, Halls Holdings House, Bowen Way, Battlefield, Shrewsbury, SY4 3DR  
Email: [jonm@hallsgb.com](mailto:jonm@hallsgb.com)  
Tel: 01743 450 700

