

Admirals Gorse

Woore | Cheshire

barbersRURAL



Admirals Gorse

Dingle Lane | Woore | Cheshire | CW5 7PZ

Woore 1 mile | Audlem 6 miles | Market Drayton 10 miles

Nantwich 9 miles | Crewe Station 10 miles

AN EXCELLENT BLOCK OF PRODUCTIVE ARABLE
LAND SITUATED IN AN IDYLIC RURAL LOCATION
WITH EASY ACCESS FROM THE A51.

Productive arable land

Woodland

Various copses and ponds with sporting potential

Convenient for access from main roads

Peaceful rural location

Far-reaching views over Cheshire plains

129.80 Acres (52.53 Ha) in all

A useful block of agricultural land totalling 129.80 Acres (52.53 Ha) which is classified as Grade III on the Soil Survey of England and Wales.

The land is predominantly in arable rotation, most recently beans, with 7.49 Acres of woodland located to the southwest. The land is split into four fields with easy access between all four.

The woodland was planted under a grant scheme approximately twenty years ago and is home to a wide range of native trees and shrubs as well as native bird and wildlife. Within the woodland is a small pool ideal for amenity purposes.

The land would be ideal for sporting purposes with the woodland, copses and ponds offering natural cover for birds.

Method of Sale

For sale by Private Treaty as a whole or in lots.

Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

No mains services are connected.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

Easements and Rights of Way

An adjoining landowner has a right of way along the track leading from Orchard House to the land to the west. In addition, the owner of part of Harrow's Wood has a right of way to access this woodland to the southwest.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Access

Access is either via the council-maintained highway at the Bridgemere end of Dingle Lane or via Dingle Lane past Orchard House which links to the access track.

Basic Payment Scheme

All future Basic Payment and any delinked payments are retained by the seller.

Countryside Stewardship Scheme

The land is subject to a CSS Mid-Tier agreement. The buyer will be required to continue to abide by the scheme requirements until its termination in December 2027. A copy of the agreement is available upon request.

Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Nitrate Vulnerable Zone

The land is located within the Nitrate Vulnerable Zone as designated by DEFRA.

Sporting, Mines and Mineral Rights

The sporting, mines and mineral rights are included in the sale

Local Authority

Cheshire East Council, Delamere House, Crewe, CW1 2JZ.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: sales@barbers-rural.co.uk

Location

Postcode: CW5 7PZ

What3words: ///erupt.gear.note

Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.



Smithfield House
Smithfield Road
Market Drayton
Shropshire
TF9 1EW

01630 692500

info@barbers-rural.co.uk

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