



Lot 1

Land at Desley Heath Farm
Little Leigh, Northwich

barbersRURAL
rural surveyors & property agents



Lot 1



Lot 2



Lot 2

Lot 1 - The Land is accessed off Hall Lane and comprises 13.68 Acres (5.54 Ha) of pasture land. The parcel is sub-divided in to four fields and has most recently been used for the grazing of horses. To the centre of the land is a small copse and pond. The land is reasonably well-fenced with a combination of post and wire fencing and mature hedgerows. There are four access points, two from Hall Lane and two from Cogshall Lane, and adjacent to these access gates are a collection of timber stables and field shelters, these structures would benefit from some improvement.

Lot 2 - The land is located on Cogshall Lane and comprises 11.88 Acres (4.80 Ha) of productive arable land. Whilst currently in grass, the land has historically been in arable rotation and is capable of growing root crops, most recently potatoes. The land is classified as Grade 3.

Plans, Areas and Schedules

These are based on the Ordnance Survey plans. 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.

Method of Sale

For Sale by Private Treaty in two lots.

Services

No mains services are connected although they are believed to be available in the vicinity. Connection to any services would be at the cost of the buyer.

Tenure

We are advised that the land is freehold and will be available with vacant possession.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted within the next 25 years for the land to be used for any purposes other than equestrian or agricultural use then the sellers or their heirs will be entitled to 25% of the increase in value.

Rights of Way & Easements

A footpath run across Lot 2.

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 Sellers or their agents to specify them.

Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk. Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.

Location

Lot 1 What3words location: ///clues.brink.airbase
Lot 2 What3words location: ///duck.blunders.jeeps 14087/14086 20.6.24



"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.