



Land on Coole Lane
Nantwich

barbersRURAL
rural surveyors & property agents



A rare opportunity to purchase a substantial block of agricultural land found within close proximity of Nantwich town centre. The land, which is currently in grass but has been in arable rotation previously, totals 108.28 Acres (43.82 Ha) and is available as a whole or in two lots.

Lot One - 90.15 Acres (36.48 Ha) The land is in grass and is ideal for mowing or grazing. Access is gained direct from Coole Lane. The land is partially fenced with a combination of mature hedgerow and post and wire fencing.

Lot Two - 18.13 Acres (7.34 Ha) The land is currently in grass and is ideal for mowing or grazing. Access is gained direct from Coole Lane. The buyer of Lot Two will be responsible for erecting a stock proof boundary between Lots 1 and 2 within one month of completion of the sale.

Nitrate Vulnerable Zone
The land is situated within an NVZ.

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 as a whole or in two lots.

Services
We are advised that mains water is connected to both lots. Further services are believed to be available in the area, connection to any further services would be at the cost of the buyer.

Rights of Way & Easements

A footpath crosses both Lots 1 and 2 running from Coole Lane to French Lane.

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.

Tenure

We are advised that the land is freehold and will be available with vacant possession. Please note that the land is currently let on a mowing and gazing licence which will terminate at the end of the 2024 growing season.

Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500.

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.

Location

What3words location: Lot One ///lends.friend.similar
What3words location: Lot Two ///target.decently.fittingly
Nearest Postcode: CW5 8AS

14128 5.08.24



"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.

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