



Land adjoining Betley Court Farm  
Betley, Cheshire

**barbers****RURAL**  
rural surveyors & property agents





## Land adjoining Betley Court Farm

Betley | Cheshire | CW3 9BH

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Madeley 3 miles | M6 (J16) 5 miles  
Crewe 8 miles | Newcastle-under-Lyme 7 miles  
Nantwich 8 miles | Market Drayton 12 miles

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A USEFUL BLOCK OF AGRICULTURAL LAND FOUND IN  
THE DELIGHTFUL VILLAGE OF BETLEY  
AVAILABLE AS A WHOLE OR IN 3 LOTS.

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35.09 Acres (14.20 Ha) in all

Good quality farmland

Road frontage to all three lots

Potential for agricultural, equestrian or amenity use

**Lot 1** - 14.91 Acres (6.03 Ha)

**Lot 2** - 14.66 Acres (5.93 Ha)

**Lot 3** - 5.52 Acres (2.23 Ha)

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Lot 3

A rarely found opportunity to purchase a useful block of agricultural land within the village of Betley. The land totals 35.09 Acres (14.20 Ha) and is available as a whole or in three lots. Currently, the land is in grass; however, part of it has previously been in arable rotation, making it ideal for growing crops, grazing stock, or mowing. Equally, the land would be well suited for equestrian or amenity use.

#### Lot 1

14.91 Acres (6.03 Ha), whilst currently in grass the land has been ploughed and grown combinable crops in the past.

There is a water trough with mains connection.

To the northern boundary is a fenced off green track, this is utilised by the houses that abut the land to access the rear of their properties but also provides access to the land.

#### Lot 2

14.66 acres (5.93 ha) currently in grass. The lot is made up of two fields, with a hardcore track running through the centre. A stream meanders through a pretty copse of trees to a small lake, well-stocked with fish, located in the western corner. This collectively creates an attractive area, home to a wide range of wildlife, providing ecological value to the land.

A public footpath runs along part of the Eastern boundary.

Upon entering the field to the left is a borehole that feeds Betley Court Farm, the sellers will be reserving a right to this. There is also a septic tank in this vicinity that serves White Cottage.

#### Lot 3

5.52 Acres (2.23 Ha) all in grass, ideal for grazing of stock. A local football team utilise part of the field as a pitch, there is no formal lease in place this is merely by mutual agreement.

Consep House, which is located to the north, has the benefit of a right of way to allow them to access their rear garden.



Lot 2 - Farm track



Lot 2





Lot 3



Lot 2



Lot 2

### Services

Mains water is connected to Lot 1 only. It is understood that mains water and electric are available in the area, connection to these services would be at the cost of the buyer.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 30 years then the sellers or their heirs will be entitled to 35% of the increase in value.

### Conservation Area

Please note that Betley is a conservation area.

### Tenure

We are advised that the property is freehold with vacant possession on completion.

### Local Authority

Newcastle-under-Lyme, Castle House, Barracks Road, Staffordshire, ST5 1BL.

### Viewing

Viewing is strictly by appointment with and accompanied by the Agents, Barbers Rural, who can be contacted on 01630 692500 or [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk).

### Location

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