



Land at Byley Lane
Middlewich, Cheshire

barbers**RURAL**
rural surveyors & property agents



Land at Byley Lane

Byley | Nr Middlewich | Cheshire | CW10 9NL

Holmes Chapel 1 mile | Middlewich 4 miles

Winsford 8 miles | Crewe 11 miles

Manchester 28 miles

A USEFUL BLOCK OF AGRICULTURAL LAND FOUND IN
THE DELIGHTFUL VILLAGE OF BYLEY
AVAILABLE AS A WHOLE

38.82 Acres (15.70 Ha)

Good quality farmland

Road frontage

Potential for agricultural, equestrian or amenity use

Subject to an Option Agreement

bR



The sale of this land is a unique opportunity to purchase a useful block of agricultural land within the village of Byley.

The land totals 38.82 Acres (15.70 Ha) and is available as a whole. The parcel is divided into 3 fields with roadside frontage off Byley Lane.

Although it is currently cropped with maize and grass, it would be equally suited for growing combinable crops, grazing or mowing.

The land is classified as Grade 3 on the Soil Survey of England & Wales and the soils are described as naturally wet very acid sandy and loamy soil. The boundaries are well-fenced, in the main with mature hedging.

Option Agreement

The land is subject to a 10 year Option Agreement in favour of Keuper Gas Storage Limited ending in 2032. The incoming buyer is required to become a party to the Option Agreement and sign a Deed of Covenant agreeing to comply with its terms.

Further information is available from the Agents.

Development Clawback

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

Grants and Subsidies

The land is subject to a Countryside Stewardship Mid-Tier agreement. The scheme runs till 31 December 2026, further details are available from the Agents.

Tenure

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

The roadside field is currently let under a cropping licence which terminates once the crop is harvested. In the event that the sale completes prior to this then the seller will give a temporary right of access through their farm yard to allow access to the remainder of the land.

Nitrate Vulnerable Zone

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





Services

Mains water is currently connected but this will be terminated on completion. It is understood that mains water and electric are available in the area and 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.

Rights of Way and Easements

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.

Local Authority

Cheshire East Council, Municipal Buildings, Earle Street, Crewe CW1 2JZ.

Viewing

Viewing is strictly by appointment by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

What3words ///natively.polka.speeds

Postcode CW10 9NL

14738 30.05.2025

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