



Land on the North West side of Brook Lane, Brindley, Nantwich

Guide Price £34,000



in association with



# Land on the North West side of Brook Lane, Brindley

Nantwich

- **DESCRIPTION**

- **0.656 Acres Accommodation land with Stables**

- A small parcel of land suitable for agricultural, equestrian or amenity use (subject to planning). The land has the benefit of dual direct gated access off Brook Lane.

- **DIRECTIONS TO CW58JB**

- From Acton Church follow Wrexham Road (B5069) for approximately 3 miles until you nearly reach Faddiley and the land will be located on your right indicated by a sale board. What3Words - /// transmits.diverting.groomed

- **VIEWINGS**

- The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

- **BASIC PAYMENT SCHEME (BPS)**

- The land is not registered with the Rural Payments Agency and no entitlements will be included with the land.

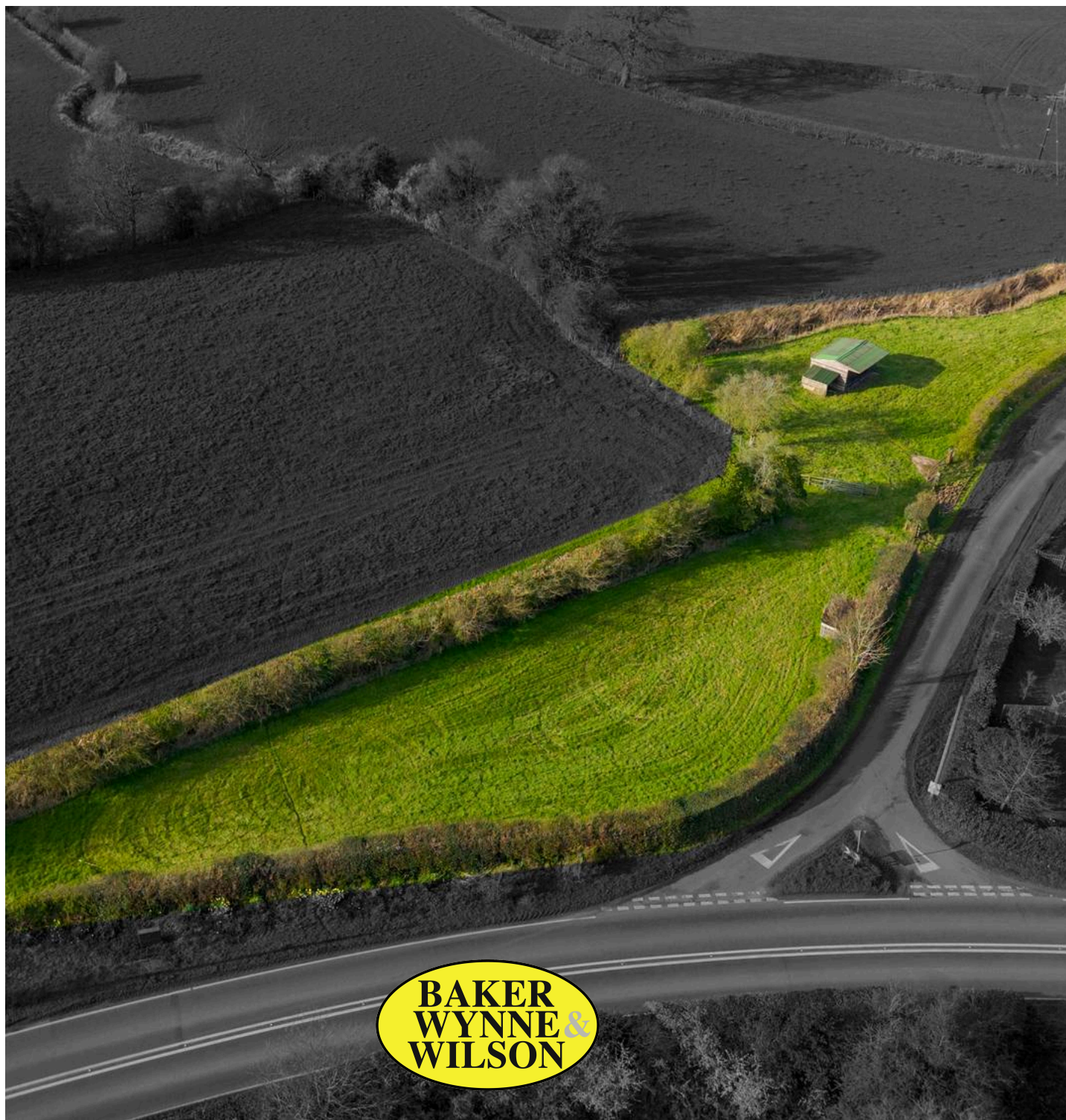
- **TENURE & TITLE**

- Freehold with vacant position upon completion.

- **SERVICES**

- There are no known services connected to this land.

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## • TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## MONEY LAUNDERING LEGISLATION

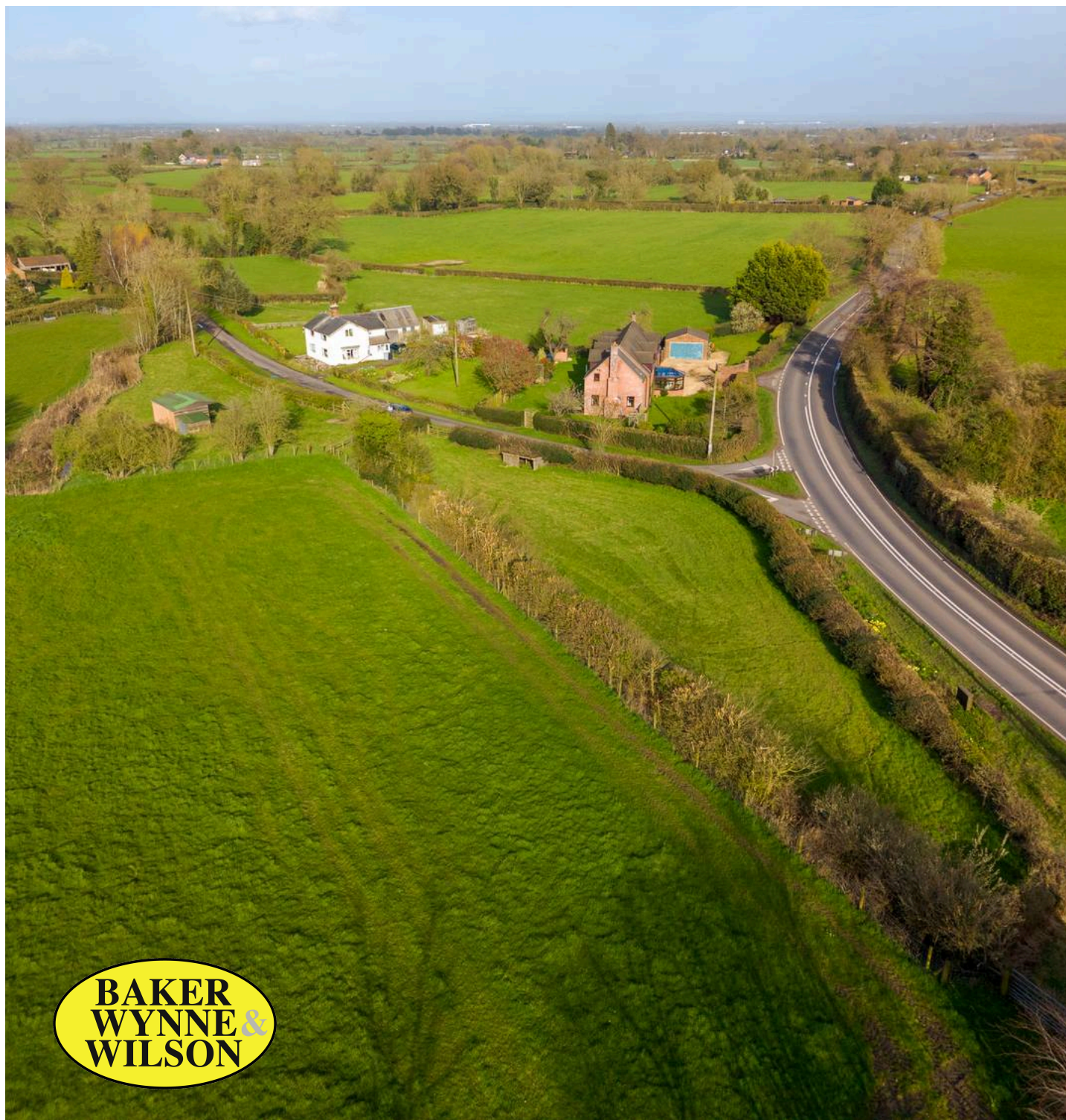
Baker Wynne and Wilson must comply with Anti Money Laundering legislation.

As part of the requirements, we must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

Tenure: Freehold





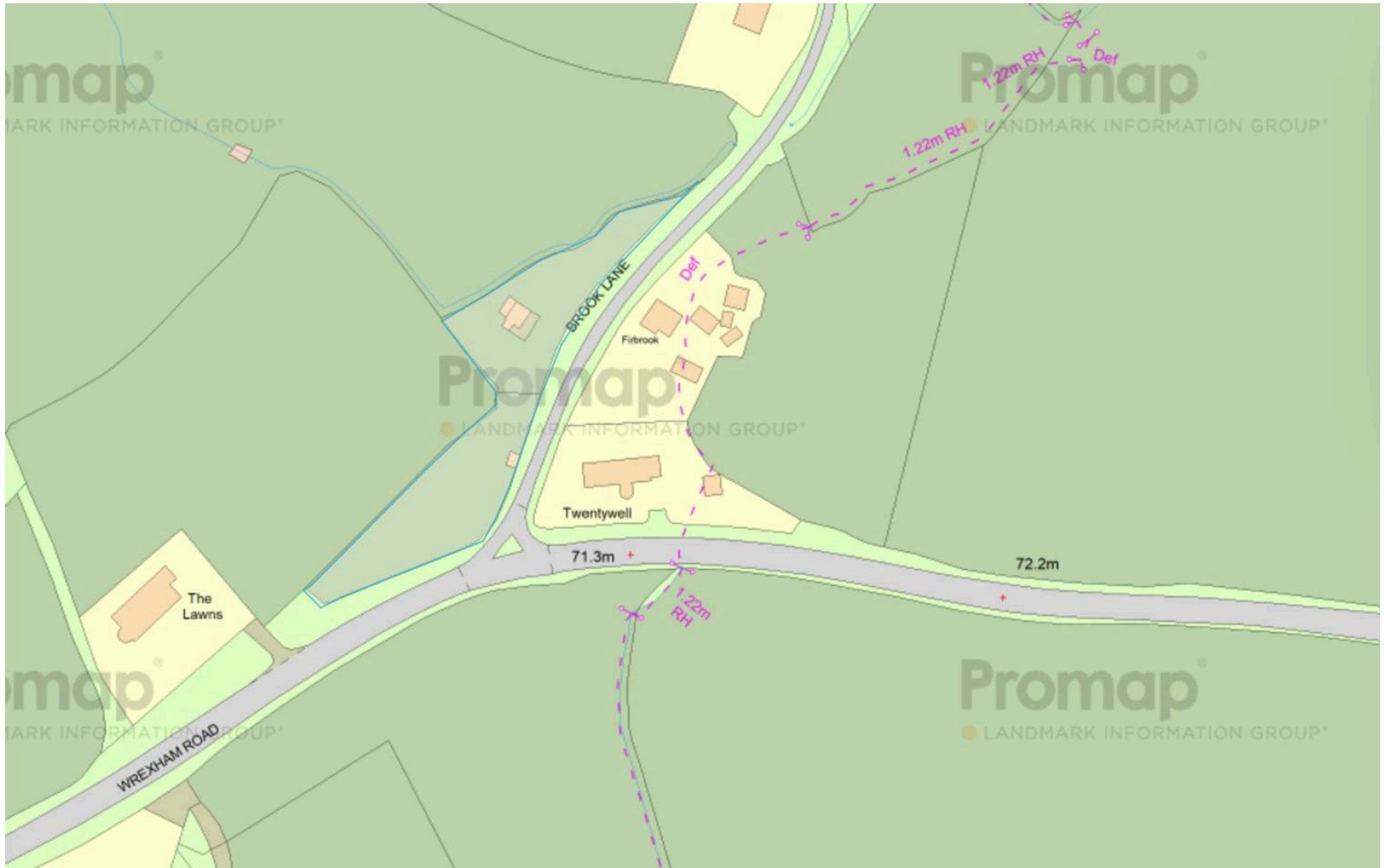
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## Baker Wynne & Wilson

Baker Wynne & Wilson, 38 Pepper Street - CW5 5AB

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