



Red line for illustration purposes only

For Sale by Private Treaty Land on Wood Lane, Tattenhall, CH3 9AD

SUMMARY

A productive parcel of agricultural land totalling 10.78 acres (4.36 ha) off Wood Lane, Tattenhall. The land has a gated access with good hedge boundaries. It was re-seeded last year and there is mains water to the land.

DIRECTIONS

Follow Burwardsley Road out of Tattenhall village towards Newtown. After approximately 1 mile take the first left on to Birds Lane. Continue for approximately $\frac{3}{4}$ mile before taking the second right on to Wood Lane. The land is located approximately $\frac{1}{2}$ mile along Wood Lane indicated with a Rostons sale board.

What3words [///consults.certified.nuggets](https://www.what3words.com/consults.certified.nuggets)

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.

AGRI- ENVIRONMENTAL SCHEMES

The land was formerly eligible for the Basic Payment Scheme and may suit a variety of other environmental schemes.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in the excess of £120,000

OVERAGE

The land will be sold with no overage.

SERVICES

Mains Water

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soils of England & Wales), the soil is classed as part "Soilscape 15" described as sandy and loamy, and part "Soilscape 18" described loamy and clayey. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The boundaries will be the responsibility of the purchaser.

ACCESS

Via the gateway on Wood Lane.

SELLING AGENTS

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VENDORS SOLICITORS

TBC



TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

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.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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