



Land off Whiteleggs Lane  
Lymm



A useful block of agricultural land which extends to 13.87 Acres (5.61 Ha). The land is divided in to three separate field parcels that are all currently down to pasture and have most recently been utilised for the grazing of cattle. The easternmost field parcel has a small area of woodland along the southern boundary extending to approximately 0.12 Acres.

The land is predominantly classified as grade 3 and the soils associated with the land are described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey, best suited to grass and some cereal production.

The boundaries are well-fenced with a combination of post and wire and mature hedgerows and Kaylane Brook runs along the southern boundary.

Although the land has predominantly been utilised for grazing of stock it would be ideally suited for equestrian purposes and the network of surrounding lanes and adjacent bridlepath would be ideal for exercising of horses.

#### Environmental Schemes

The land is entered in to the Countryside Stewardship Scheme, the buyer will be required to abide by the regulations of the scheme until it ends in December 2026.

#### 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.

#### Services

There is no water supply currently connected however we are advised that mains water is available in Whiteleggs Lane. Connection to any further 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.

#### Tenure

We are advised that the land is freehold and will be available with vacant possession.

"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.

#### 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 25 years then the sellers or their heirs will be entitled to 25% of the increase in value.

#### Method of Sale

For Sale by Private Treaty as a whole.

#### Rights of Way & Easements

The land is accessed via Whiteleggs Lane. Access is only available from Kay Lane to the south, there is no vehicular access from the A56 Higher Lane to the north.

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

#### Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk.

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. All viewers are asked to park courteously and avoid blocking the road or gateway.

#### Location

What3words location: ///profiled.beeep.hobby

Postcode: WA13 0RG



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Connect with us

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