



For Sale via Private Treaty Land Adjoining Earles Lane and Marston Lane

DESCRIPTION

Fantastic opportunity to acquire a prime corner plot of versatile land with road frontage to two lanes. The land adjoining Earles Lane and Marston Lane extends to 10 acres (4.05 hectares) and comprises of agricultural land capable of growing arable crops, recently reseeded to grass. The land is for sale as a whole or as four lots which offers an exciting opportunity for agricultural, amenity, horticultural and equestrian buyers.

LOTTING

The land is available to purchase as a whole or as four lots comprised as follows

Lot Number	Acres	Hectares	Description	Guide Price
1	2.24	0.91	Regular shaped parcel with access off Marston Lane	Offers in excess of £40,000
2	2.48	1.00	Regular shaped parcel with access off Earles Lane	Offers in excess of £40,000
3	2.98	1.21	Versatile parcel with access off Earles Lane	Offers in excess of £40,000
4	2.29	0.93	Regular shaped parcel with access off Earles Lane	Offers in excess of £40,000

LOCATION

The land is situated between Higher Marston and Higher Wincham near the village of Pickmere, approximately 1.80 miles outside the market town of Northwich and less than 5 miles from Junction 19 of the M6.

what3words: ///slip.fits.mining

VIEWINGS

The land can be viewed at any reasonable time during daylight hours with a copy of the particulars.

LAND

The land is capable of growing both arable and grass crops with good drainage to ditches along the field boundary.

The land is largely flat in nature.

SOIL TYPE AND LAND GRADE

According to Soils of England & Wales the soil is classed as "Soilscape 18", described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The land is classed as Grade 3 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).

SERVICES

There are no mains services to the land.

ACCESS

The land can be accessed from both Marston Lane and Earles Lane at several points.

OVERAGE

The land will be sold subject to a development reservation where the vendor will be entitled to an additional payment of 50% of the uplift in value on the grant of planning consent for any other use than agriculture or equine for a period of 25 years.

TITLE AND TENURE

The property is sold freehold with vacant possession upon completion.

FENCING

Within one month of completion the purchaser(s) of each respective lot(s) will be responsible to erect and thereafter maintain as a minimum stockproof fencing comprising of tanalised posts at two metre centres to pig netting and two strands of barbed wire.

With reference to the enclosed site plan:

Lot 1: Fence A – B

Lot 2: Fence C – D

Lot 3: Fence E – F



MONEY LAUNDERING LEGISLATION

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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. There are no active planning permissions on the property however, plans have been drawn up for modification of the house and are available to be viewed.

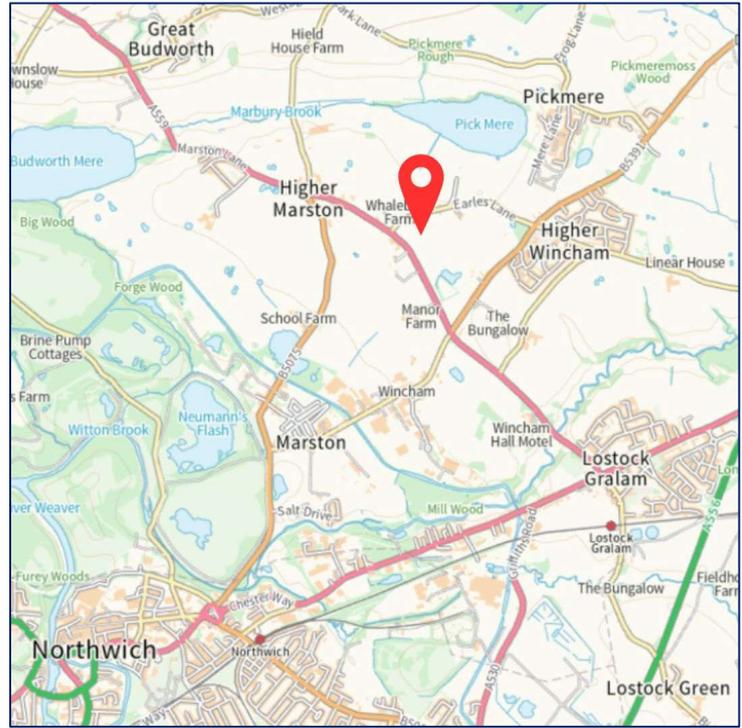
EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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. Buyers are to make their own enquiries regarding all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations.

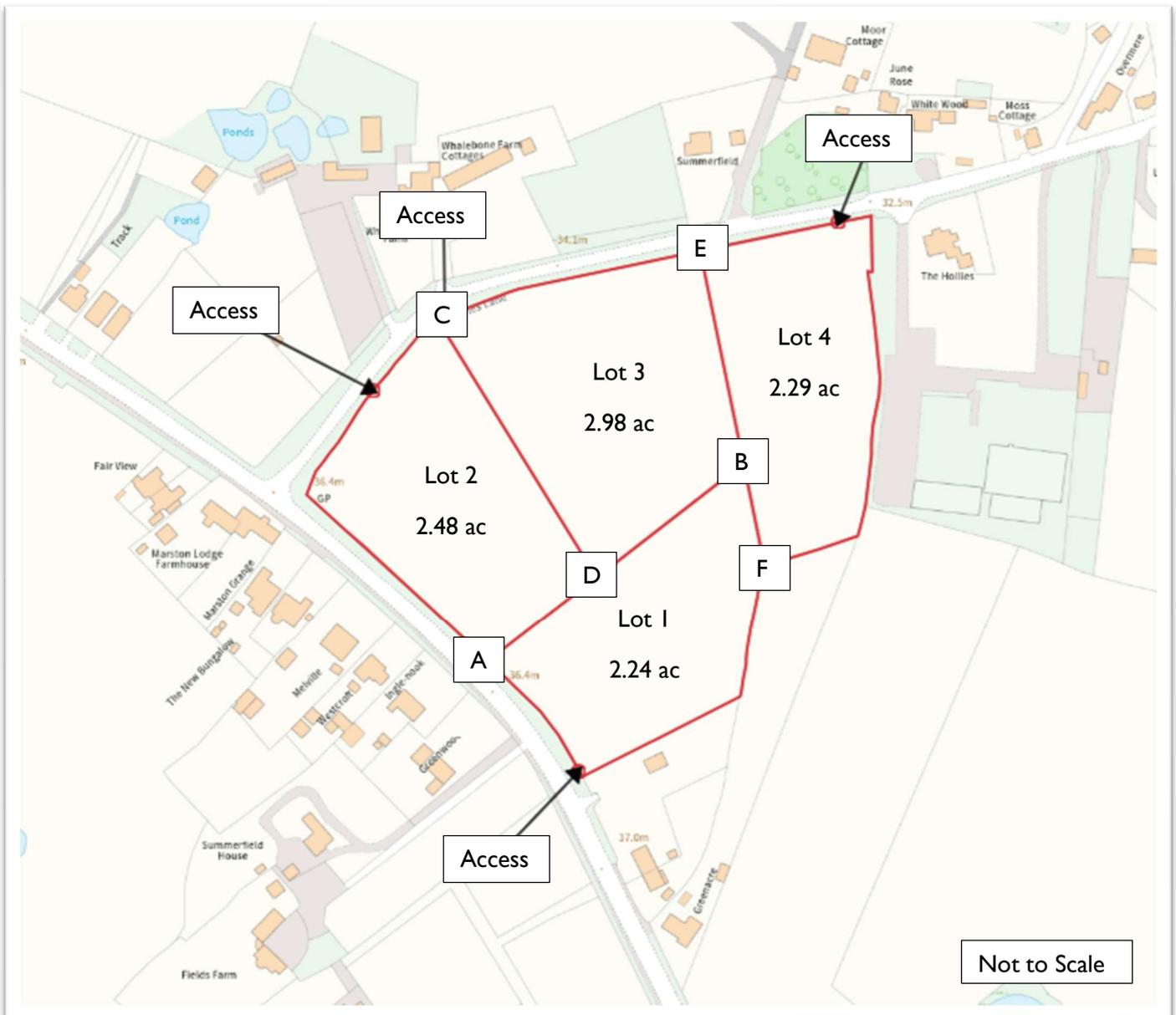
SALE PLAN AND PARTICULARS

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.

LOCATION PLAN



SITE PLAN



SELLING AGENTS

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