



For Sale by Private Treaty Land on Utkinton Lane, Cotebrook, CW6 9YU

SUMMARY

A unique opportunity to acquire a plot of amenity land with road frontage. The land totals 0.28 acres (0.11 hectares) and comprises bare land and offers a huge range of opportunities to a variety of buyers. The land is for sale as a whole and offers an exciting opportunity to amenity buyers.

LOCATION

The land is located in the village of Cotebrook and is a short distance away from the village of Tarporley.

What3words: [///equivocal.earlobes.ordering](https://www.what3words.com/#!/en/earlobes.ordering)

DIRECTIONS

Leaving Tarporley, follow the A49 towards Cotebrook for approximately 2 miles until you reach a left turning for Utkinton Lane. The land can then be seen on your right-hand side.

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.

Guide Price: Offers in the region of £30,000

TITLE

The land is registered with HM Land Registry

TENURE

The land is to be sold as Freehold with vacant possession

SERVICES

There are no services to the land

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 3" described as freely draining, slightly acid sandy soils. The land is Grade 4 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible for the boundaries of the land

ACCESS

The land is accessible from Utkinton Lane via a single gateway.

SELLING AGENTS

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VENDORS SOLICITORS

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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

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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