



Land adjoining Fields Farm Hall Lane, Baddiley – CW5 8PT

Guide Price £60,000



in association with



Land adjoining Fields Farm Hall Lane

Baddiley, Nantwich

TWO FIELDS OF PERMANENT PASTURE EXTENDING TO ABOUT 2.85 ACRES WITH FRONTAGE ONTO A NO THROUGH LANE, OFF SWANLEY LANE, BADDILEY, 2.5 MILES FROM NANTWICH TOWN CENTRE
DESCRIPTION

The land is currently laid to grass and totals 2.85 acres. The two field enclosures are ideal for agricultural, equestrian or amenity use and the isolated position along a no through lane ensures a feeling of peace and tranquillity. The boundaries are well fenced with mature hedging.

The fields have frontage onto a no through lane, accessed by a field gate near the Western boundary.

LOCATION & AMENITIES

The land is well placed for access to the major road networks with junction 16 of the M6 motorway (12 miles). Crewe Station 7 miles with direct services to London Euston (90 minutes). The picturesque village of Wrenbury is 3 miles and has a medical centre, primary school, tennis/bowling clubs, church, public house and village store/post office.



DIRECTIONS

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From Nantwich, take the A534 Chester Road (Welsh Row), turn left onto Marsh Lane, continue for 2 miles, turn right, opposite The Farmers Arms, into Swanley Lane, proceed for 350 yards, turn left onto a no through lane and the land is located on the left hand side.

SERVICES

There are no known services connected to this land.

BASIC PAYMENT SCHEME

The land is not registered with a rural payment agency and no entitlements will be included with the land.

TENURE

Freehold with vacant possession upon completion.

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 particulars with you when viewing the land.



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