



Outline for indicative purposes only

For Sale by Private Treaty

Land off Ainsworth Lane, Crowton, Cheshire, CW8

SUMMARY

A parcel of productive agricultural land totalling 21.10 acres (8.54 ha) off Ainsworth Lane, Crowton. The land is currently split into two fields with predominantly hedge boundaries and farmed as a whole. It would be well suited to continued agricultural use or potential equestrian use. There is a public footpath which follows the hedge along the section where the two fields join.

DIRECTIONS

From the centre of Crowton near The Hare & Hounds public house, turn onto Ainsworth Lane. Continue for approximately 0.25 mile and the land will be located down the access track on the left opposite Hill Top Farm.

What3words [///workroom.mashing.aquatics](https://www.what3words.com/workroom.mashing.aquatics)

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.

TENURE & TITLE

Freehold with vacant possession upon completion

Guide Price: Offers in the region of £200,000

OVERAGE

The land will be sold with no overage provision.

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 18" described as slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible

ACCESS

Via a right of way along the track coloured brown on the plan for access and to install services if required.

SELLING AGENTS

Alice Kearns/Oscar Crossen
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VENDORS SOLICITORS

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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

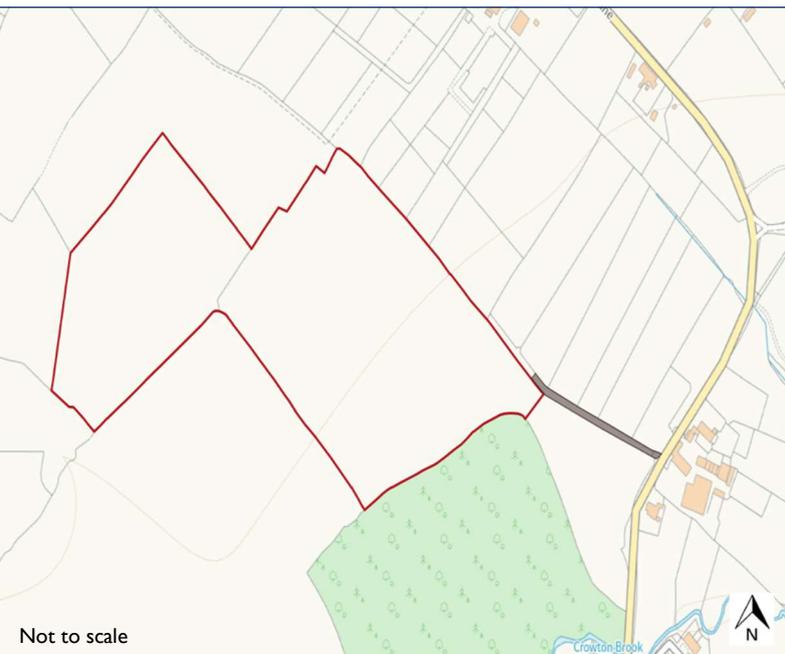
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

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 to Movebutler, ahead of us issuing a memorandum of sale, and 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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