



in with **BARBARA HALMAN**

Land Adjacent to Paddock House, Paddock Lane, Audlem, CW3 0DP

Guide Price **£150,000**

Land Adjacent to Paddock House, Paddock Lane

Audlem

TWO FIELDS OF PERMANENT PASTURE EXTENDING TO ABOUT 5.2 ACRES WITH PLANNING PERMISSION FOR EQUESTRIAN USE AND A TIMBER STABLE/FIELD SHELTER, FRONTAGE TO PADDOCK LANE
DESCRIPTION

The land is currently laid to grass and totals 5.2 acres. The land has planning permission for equestrian use but is also ideal for agricultural or amenity needs. The principle field enjoys road frontage, with a hardcore field gate entrance, set back from Paddock Lane.

The boundaries are well fenced with mature hedging. Hedgerow trees provide further interest.

THE STABLES

Timber constructed stable and field shelter 35'0" x 10'6" overall.

LOCATION & AMENITIES

The land lies about one mile from Audlem village centre. The sought after, award winning, village of Audlem caters for daily needs with a local co-operative store, independent retailer/newsagents (established 1862), butchers, flower shop, two restaurants, cafe, 3 public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. The M6 motorway (junction 16) is 11 miles and Manchester airport 40 miles. Equestrian interests are vast in the area including British Eventing at Kelsall and Somerford Park and racing enjoyed at Aintree, Chester, Bangor on Dee and Haydock Park.



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DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), for about 6.5 miles into Audlem village, with the church on your left, turn left, proceed for .6 of a mile, turn right onto Paddock Lane, proceed for 500 yards and the land is located on the right hand side.

SERVICES

Metered Water to the land.

BASIC PAYMENT SCHEME

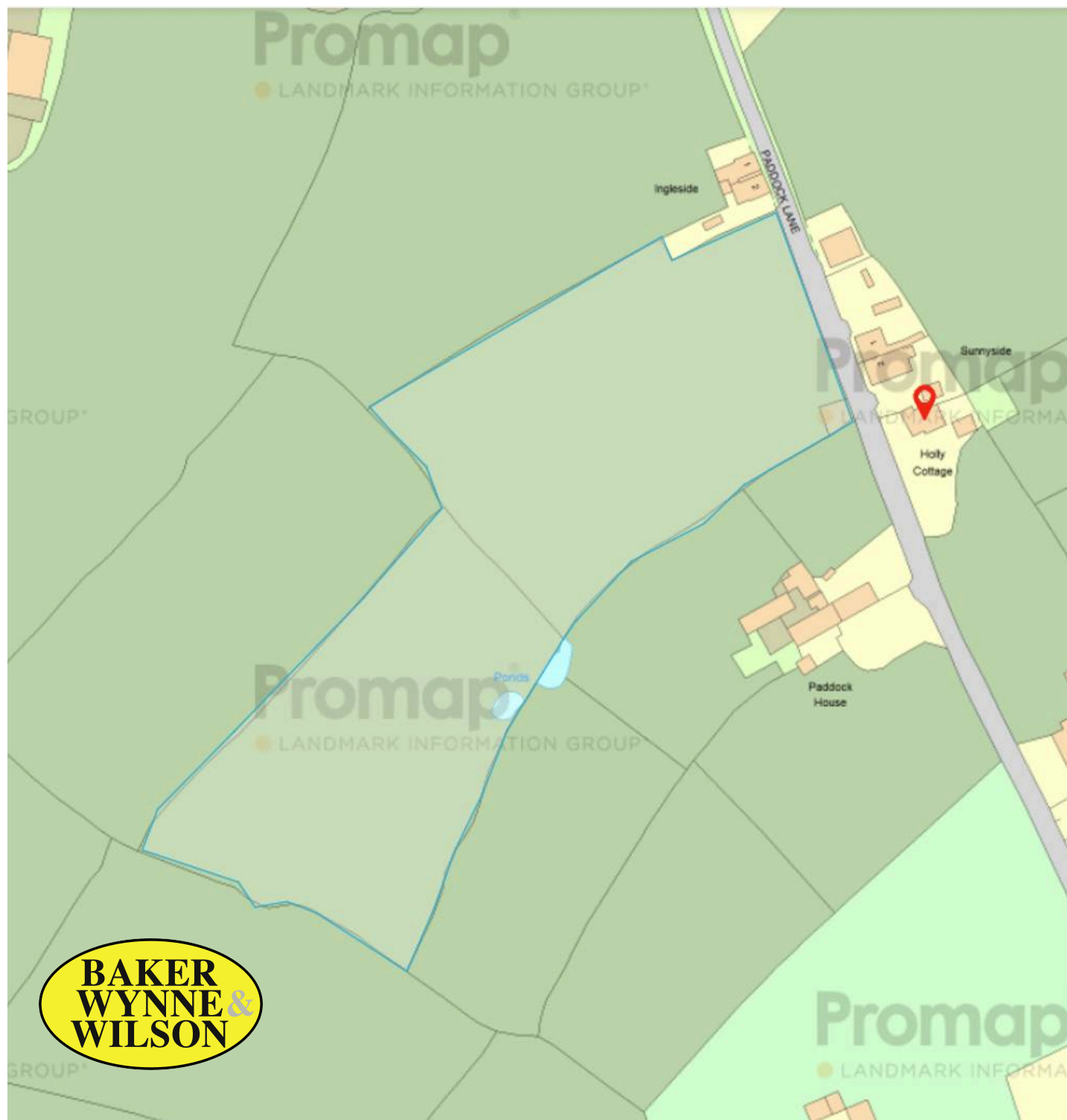
The land is not registered with a rural payment agency and no entitlements will be included within the land.

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 the sale particulars with you when viewing the land.





**BAKER
WYNNE &
WILSON**