



## For Sale by Private Treaty Land on Hare's Lane, Frodsham, WA6 7DZ

### SUMMARY

A parcel of agricultural land totalling 10.48 acres (4.24 hectares) with direct access to Hare's Lane. Ditch boundaries border the land on all 4 sides, with vehicle access to the Southeastern corner. The land is currently in an arable rotation and would be well-suited to agricultural and equestrian purchasers.

### DIRECTIONS

From Helsby, follow Chester Road (A56) towards Frodsham, continue to Main Street, and you will reach a left turn onto Marsh Lane. After a short distance, you will reach a right turning where a bridge is visible, this is Brook Furlong. Follow this lane as it forms part of Moorditch Lane. You will note fields on your left. Follow this lane until the end, where you will reach a turning area with 3 more lanes. Hare's Lane is the immediate left turning. Follow this for roughly 0.2 miles, and you will reach the gateway access to the field on the left.

What3words: ///begin.police.speaks

### 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

The land is to be sold Freehold with vacant possession from the 30<sup>th</sup> September 2026.

### SERVICES

There are no services to the land

Guide Price: £8,000 - £10,000 per acre

## OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 50% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is implemented.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 23" described as loamy and sandy soils with naturally high groundwater and a peaty surface. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The boundaries and fences will be the responsibility of the purchaser.

## ACCESS

The land can be accessed from Hare's Lane

## SITUATION

The land is situated on the edge of Frodsham and is approximately 12 miles from Chester and 6 miles from Runcorn

## 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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