



For Sale by Private Treaty Land at Bartington, Northwich, CW8 4QU

SUMMARY

A substantial parcel of agricultural land totalling 38.02 acres (15.38 hectares) comprising of 26.89 acres of flat, level land currently sown with an established crop of winter barley and 11.13 acres of rough grazing which adjoins the Trent and Mersey Canal.

DIRECTIONS

From Junction 10 of the M56 head south on the A49 towards Acton Swing Bridge, before the bridge turn right off Warrington Road for Dormouse Haven Restaurant and Tearoom. Turn right onto the unadopted road and the land is to the rear of Bartington Hall Farm courtyard.

VIEWINGS

Viewings are **strictly by appointment only** to be arranged with the selling agent by calling 01829 773000 or emailing georgielee@rosters.co.uk

TENURE & TITLE

The land is sold Freehold subject to a Farm Business Tenancy expiring on the 31st of October 2026.
The land is registered with Land Registry.

Guide Price: Offers in excess of £250,000

OVERAGE

The land will be sold with no overage provision.

SERVICES

None

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 by base-rich loamy and clayey soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

BOUNDARIES

The successful purchaser will be responsible for maintaining existing boundaries and erection of any new boundaries or fencing for the land.

ACCESS

Access is via a courtyard off an unadopted road off Warrington Road. The land benefits from a right to pass and repass with or without vehicles and for all purposes connected with the use and enjoyment of the Property or any part or parts thereof over and along the access way (shaded brown on the plan).

SELLING AGENTS

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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

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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