



Land at Davenport Lane
Brereton

barbersRURAL
rural surveyors & property agents



This appealing parcel of agricultural land extends to approximately 14.65 Acres (5.92 Ha) and is situated to the east of the village of Holmes Chapel. The land is currently laid to grass and is classified as Grade 3, making it suitable for a range of agricultural uses including grazing and mowing.

The property benefits from road frontage onto both Davenport Lane and , the A54 Holmes Chapel Road.

In addition, the land benefits from prior approval under permitted development for the erection of an agricultural building measuring 30m x 12m (Ref: 25/4627/PRIOR-6), offering further potential.

Plans, Areas and Schedules

These are based on the Ordnance Survey plans. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Method of Sale

For sale by Informal Tender. Tenders are to be submitted in writing, on the required form, to the Agents' office by no later than midday on Friday 26th June 2026. Please note that the Vendors reserve the right not to accept the highest, or any, tender.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 25 years then the sellers or their heirs will be entitled to 30% of the increase in value.

Services

No mains water or electricity is believed to be connected. Connection to these services would be at the cost of the buyer. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.

Tenure

We are advised that the land is freehold and will be available with vacant possession.

Rights of Way & Easements

The property is sold subject to a right of way benefiting neighbouring landowners over the access track on the south west boundary.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk.

Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars.

All viewers are asked to park courteously and avoid blocking the road or gateway.

Location

What3words location: ///searching.uniforms.cheeks

Postcode: CW12 4SU



15124 01.05.26



B968 Printed by Ravensworth 0191 917 9331

Connect with us

@barbersrural



www.barbers-rural.co.uk

Market Drayton

01630 692500

info@barbers-rural.co.uk