



For Sale by Private Treaty

Land off Cliff Lane, Acton Bridge, Northwich, CW8 2RZ

SUMMARY

A 5.70 acre (2.31ha) parcel of agricultural land off Cliff Lane in a peaceful rural location offering great amenity or grazing opportunities. The vendor plans to retain a section of the field shaded blue on the below plan with right of access retained through the field offered for sale.

DIRECTIONS

Turn off the B5153 Station Road at the Hazel Pear Inn onto Hill Top Road and follow the road for approximately ½ a mile. At the triangle junction turn left onto Cliff Lane and continue for approximately 0.60 mile. At the junction bear left continuing on Cliff Lane and follow the road for 0.60 miles until you reach the pumping station. The land is located adjacent and behind the pumping station, with a Rostons sale board marking the entrance.

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: £55,000

OVERAGE

There is no overage provision included with the sale.

SERVICES

There are no services to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soils of England & Wales), the soil is classed as "Soilscape 20" described as Loamy and clayey floodplain soils with naturally high groundwater. The land is predominantly Grade 4 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 - worst).

FENCING

The boundary along the land that is being retained by the vendor will be the vendor's responsibility. The purchaser may decide whether the boundary is post and rail fencing or a hedge boundary which the vendor will carry out themselves. Plastic posts will outline the planned boundary which can be viewed on site. The rest of the fencing will be the purchaser's responsibility.

ACCESS

The purchaser will be granted a right of access along the track (shaded in on the site plan below) off Cliff Lane, Acton Bridge.

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

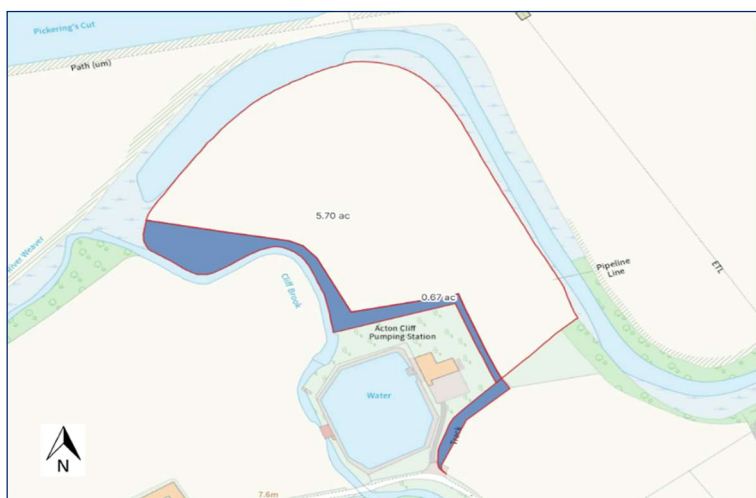
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes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



Not to scale



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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