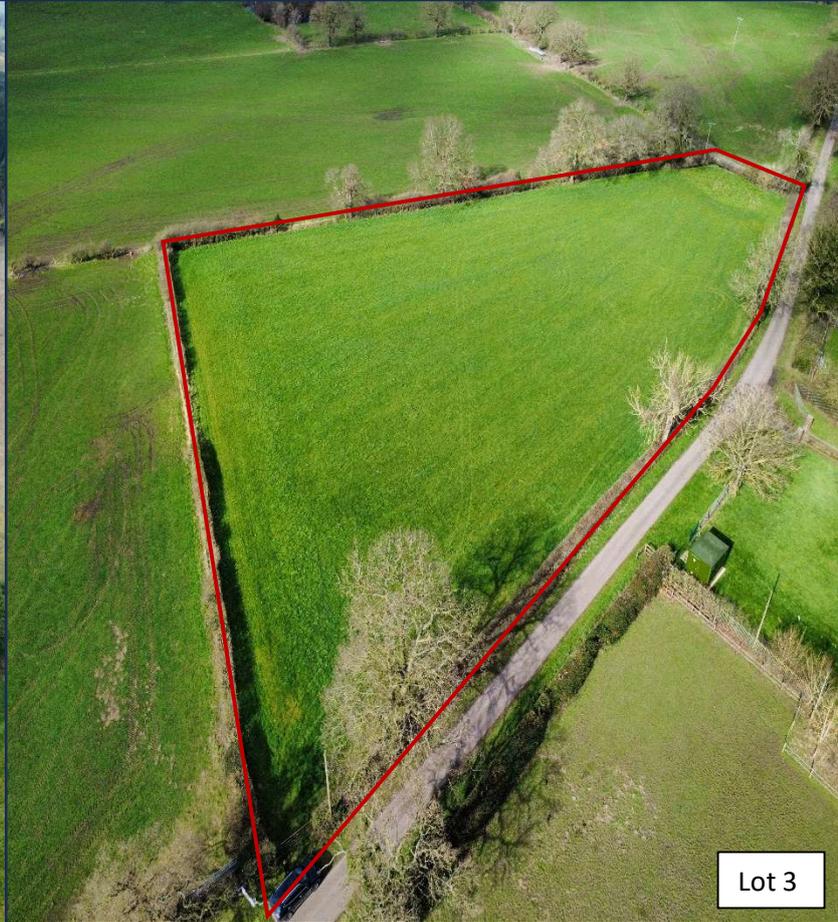




Lot 2



Lot 3

## For Sale by Private Treaty Land on Back Lane, Tattenhall, CH3 9NJ

### SUMMARY

Two parcels of grassland off Back Lane, Tattenhall. Both parcels have hedge boundaries and gated access on to the road. Having been used for agricultural purposes by the current owners, the land would also be well suited for equestrian use with plenty of hacking and bridlepaths in the area. Lot 2 is a rectangular parcel of grassland totalling 1.95 acres (0.79 ha). Lot 3 is a triangular parcel of grassland totalling 2.91 acres (1.18 ha).

### DIRECTIONS

Lot 2 - what3words [///wrenching.cluttered.locate](#)

Lot 3 - what3words [///broth.ombudsman.cakewalk](#)

### 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:

Lot 2 - Offers in excess of £30,000

Lot 3 - Offers in excess of £45,000

## OVERAGE

The land will be sold with no overage provision.

## SERVICES

Mains Water

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

## FENCING

The boundaries will be the responsibility of the purchaser.

## ACCESS

Via the gateways on Back Lane.

Please note that the red line on the drone photo is for illustration purposes only.

## SELLING AGENTS

Alice Kearns  
Rostons Ltd  
West View House  
Hatton Heath  
Chester  
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Tel: 01829 773000  
Email:  
alicekearns@rostons.co.uk

## VENDORS SOLICITORS

TBC

## 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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