

For Sale by Private Treaty
Land at Moss Lane, Norley, WA6 8PG

SUMMARY

A parcel of grassland totalling 1.25 acres (0.51 ha) with wooden field shelter. The land has hedge and fenced boundaries with an access gate off Moss Lane/Bratts Lane (track). It has previously been used for horse grazing and would suit a variety of purposes including equestrian or amenity use. The land is well located in an attractive rural setting with excellent bridlepaths straight from the field gate.

DIRECTIONS

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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.

ENQUIRIES AND OFFERS

Please contact Alice Kearns at Rostons on 01829 773000 or by emailing alicekearns@rostons.co.uk

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in excess of £50,000

OVERAGE
The land will be sold with no overage provision.

SERVICES
There are no services to the land.

LAND GRADE
The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

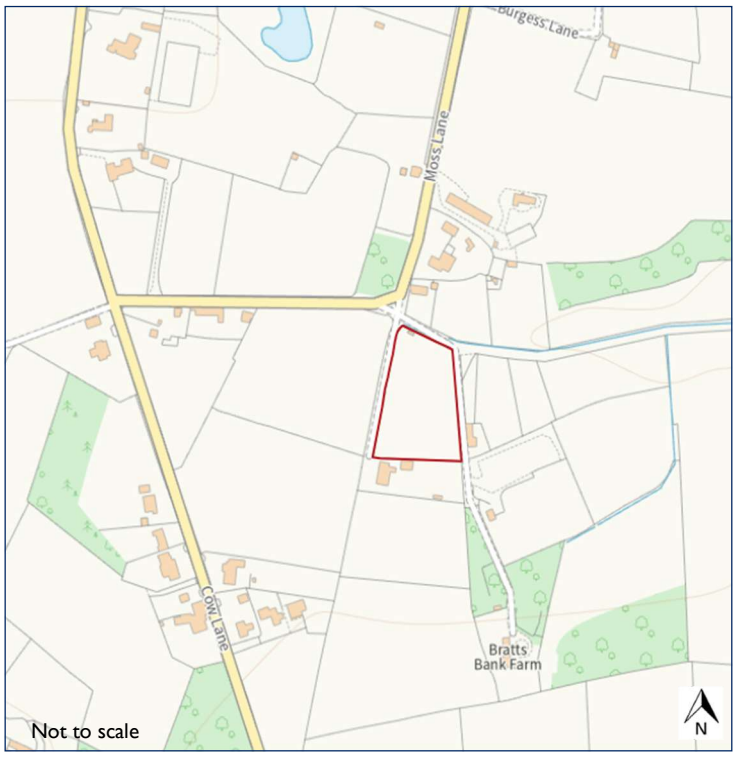
FENCING
The boundaries will be the responsibility of the purchaser.

ACCESS
Access is via the gateway on Moss Lane.

SELLING AGENTS
Alice Kearns
Rostons Ltd
West View House
Hatton Heath
Chester
CH3 9AU
Tel: 01829 773000
Email:
alicekearns@rostons.co.uk

VENDORS SOLICITORS
Dixon Rigby Keogh
402 High Street
WINSFORD
Cheshire
CW7 2DP

Tel: 01606 557211
Email: 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