



For Sale by Private Treaty

Land Off Cross Lanes, Tarvin, CH3 8HS

DESCRIPTION

An exciting opportunity to purchase a block of prime agricultural land totalling 18.54 acres (7.50 hectares) comprising 17.72 acres of arable land and 0.82 acres of hardstanding and track, including an agricultural building and Portacabin Office. The land is available as a whole or in 4 lots and would be suited to agricultural or equestrian interests.

LOCATION

The land is located on the edge of Tarvin village near Chester, Cheshire
What3Words [///grant.rebel.scare](https://www.what3words.com/grant.rebel.scare)

ACCESS

Lot 1 can be accessed directly from Cross Lanes via a gateway. Lots 2 and 3 can be accessed from a track off Cross Lanes, where the purchaser of Lot 2 will maintain a right of access down the track. Lot 3 can also be accessed from Platts Lane through a grass track and Lot 4 can currently be accessed via a right of access by foot off Tarporley Road.

DIRECTIONS

Leaving Chester, follow Tarvin Road, A51 until you reach Tarvin roundabout, where you shall take the second exit onto Tarporley Road, A51 for approximately 1 mile until you reach a right turning onto Cross Lanes. The access to the fields will be indicated by a Roston's Sale Board after a short drive down Cross Lanes on the left-hand side.

Lot 1 & 2 Guide Price – £12,000 -£15,000 per acre

Lot 3 & 4 Guide Price – £15,000 - £20,000 per acre

LAND

The land extends to approximately 18.54 acres (7.50 hectares) of prime agricultural land split into 3 lots. All parcels are level and are suited to arable cropping. The land is bordered by mature hedgerows with the Southern boundary of lots 1, 2 & 3 being stock-proof fencing.

Lot	Acres	Hectares
Lot 1	4.60	1.86
Lot 2	4.47	1.81
Lot 3	4.86	1.97
Lot 4	4.60	1.86
Total	18.54	7.50

SOIL TYPE AND LAND GRADE

According to Soilscape of England & Wales the soil is classed as "Soilscape 6", described as freely draining, slightly acidic and loamy soils. The land is classed as Grade 2 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).

SERVICES

There is a single main supplying all 4 lots.

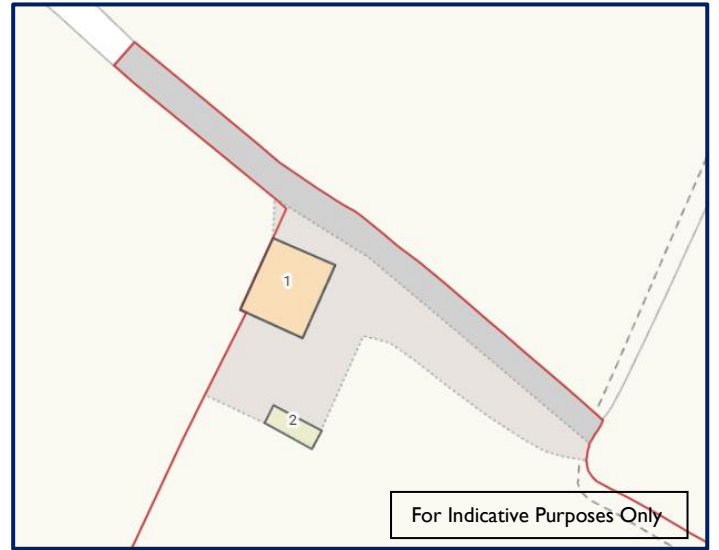
TITLE NUMBERS

The land is registered with HM Land Registry under the title numbers CH167146, CH153069, CH245513, CH323946, CH166279 and CH432718.

FARM BUILDINGS

Description	Size (m)
Block walls build with tin roof	12.00 x 14.00
Portacabin Office	3.50 x 9.50

BUILDINGS PLAN



TENURE

The land is sold Freehold with vacant possession.

VIEWINGS

The land can be viewed between 8 am and 4 pm without prior appointment with the agent.



MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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.

TOWN AND COUNTRY PLANNING ACT

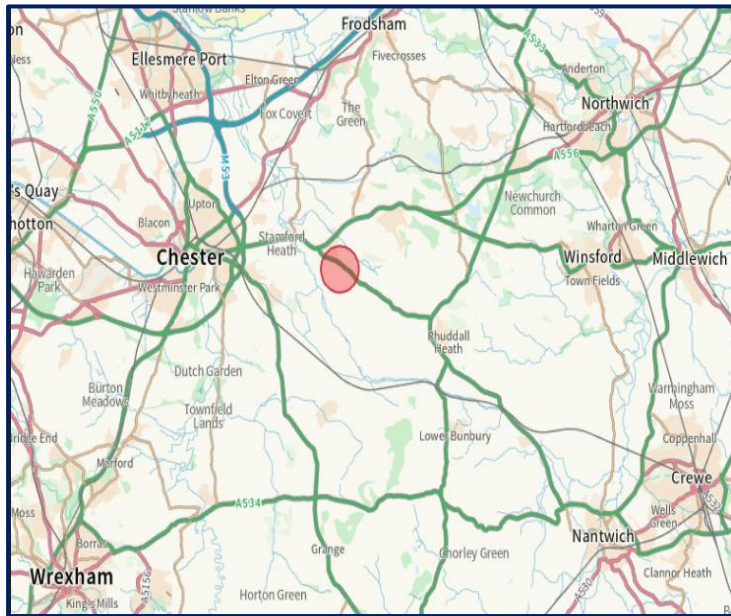
The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice. There are no active planning permissions on the property.

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.



LOCATION PLAN



SELLING AGENTS

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VENDORS SOLICITORS

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LOCAL COUNCIL

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The Portal

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CH65 0BA

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<https://www.cheshirewestandchester.gov.uk/>

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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