



For Sale by Private Treaty

LAND AT BOOTH BANK, ALTRINCHAM, WA14 3RG

SUMMARY

A parcel of productive agricultural land totalling 37.47 acres (15.16 ha) at Booth Bank, Agden Lane, Altrincham. The land has predominantly hedged boundaries and is farmed as a whole, but for sale as two lots. It would be well suited to continued agricultural use. Both lots 1 & 2 have separate access points. Lot 1 has a former Telecommunication mast site with security fencing and previous electrical supply.

DIRECTIONS

Travelling from the M56 motorway, exit the motorway at junction 7. At the Bowdon Roundabout, take the first exit onto the A56 towards Lymm. Continue along the A56 until you reach the turning for Agden Park Lane, opposite the Wheatsheaf Inn. Bear left, staying on Agden Lane, passing over the motorway. A Rostons Sale Board will be in view indicating the access track leading to Lot 1. For Lot 2, continue along Agden Lane until you see the second Rostons Sale Board indicating the entrance to Lot 2.

What3word:

Lot 1: Buffoon.means.procured

Lot 2: Engage.shred.Shutting

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.

LOT 1 - Offers in excess of £85,000

LOT 2 - Offers in excess of £500,000

OVERAGE

The land will be sold with no overage

SERVICES

There is a single water supply which serves both Lots. Lot 1 has access to a power supply which is not currently connected and would be the responsibility of the purchaser to arrange the reconnection.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as having a Loamy texture described as slowly permeable, seasonally wet slightly acid but base-rich loamy and clayey soils.

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

FENCING

The purchaser of Lot 1 will be responsible for erecting a fence between Lots 1 and 2.

ACCESS

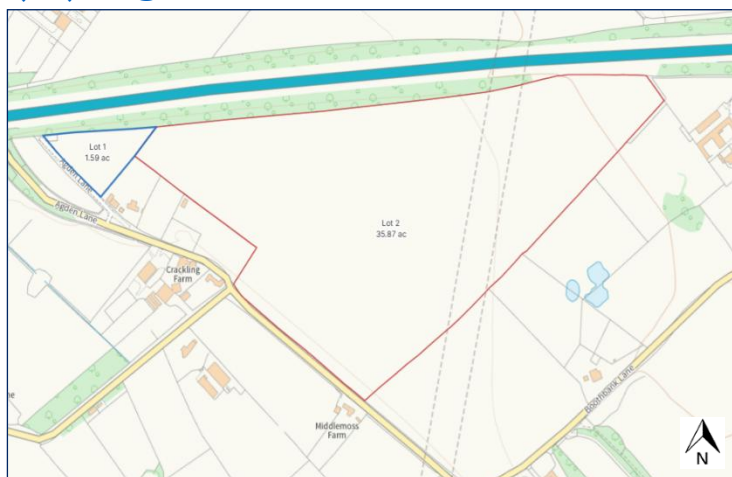
Lot 1 can be accessed via a right of way off Agden Lane, leading to the access gateway. Lot 2 can be accessed directly off Agden Lane via the field gateway.

SELLING AGENTS

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Not to scale

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.



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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