



For Sale by Private Treaty

Land off Birds Lane, Bunbury, Tarporley, Cheshire, CW6 9PU

SUMMARY

12.84 acres (5.20 ha) of versatile and productive agricultural land, available as a whole. The land is currently down to grass and would be well suited to being used as pasture, arable, equestrian or amenity land.

SITUATION

The land is located 8 miles north of Nantwich, 5.5 miles south of Tarporley and 1 mile east of the rural village of Bunbury. The land is access of Birds Lane which is only 1.5 miles west off the A49.

SOIL TYPE LAND GRADE

According to the Soils of England & Wales, the soil is classed as "Soilscape 18" described as slowly permeable, slightly acid but base rich loamy and clayey soils.

The land is recorded on the Land Classification Series for England & Wales as Grade 3. Grade 1 being the best, Grade 5 the worst.

DIRECTIONS

Travel south on the A49 from Tarporley, at Four Lanes End (The Rasoi Restaurant, formally the Red Fox) continue straight which leads onto the A51. Continue for 0.5 miles before turning right on to Bunbury Road, follow the road over the canal bridge which leads in to Bowe's Gate Road, then turn left after quarter of a mile on to Birds Lane, continue for just under 0.5 mile where a Rostons for sale board will be located on your left hand side.

Guide Price: Offers in excess of £12,000 - £15,000 / acre

DESCRIPTION

12.84 acres (5.20 Ha) of land located to the east of Bunbury. The land is a single block which has a number of environmental features which contribute to the aesthetically pleasing nature of the land.

SERVICES

The land benefits from mains water and it will be the purchasers responsibility to put a metre in place within 2 months of purchasing the land.

TENURE & TITLE

Freehold registered title under CH439440 with vacant possession upon completion.

ACCESS

The land is located to the south east of Birds Lane and access is taken directly from the highway.

BASIC PAYMENT SCHEME (BPS)

The land is not registered for the BPS.

OVERAGE COVENANTS

The area hatched on the sales plan (below) is subject to a covenant such that no buildings are to be erected on this area.

VIEWINGS

The land can be viewed at a 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.

SELLING AGENTS

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VENDORS SOLICITOR

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20 White Friars
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FENCING

The Purchaser of the land will be responsible for maintaining their own stock proof boundary fence.

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

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.

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.

