



This plan is for indicative purposes only

## For Sale by Private Treaty

### Land off Broad Lane, Sproston, Holmes Chapel, Cheshire, CW4 7LT

#### SUMMARY

9.45 acres (3.82 ha) of versatile and productive land, available as a whole or in 2 lots (Lot 1 – 4.85 acres / Lot 2 - 4.60 acres). The land is currently down to grass and has direct access onto quiet country lanes and a bridleway making this a great opportunity for agricultural, equestrian or lifestyles purchasers.

There are a number of environmental features on the land which contribute to its aesthetically pleasing nature, these include a stocked pond with fishing rights, mature trees and hedges.

#### DIRECTIONS

At junction 18 of the M6 travel west onto the A54 towards Middlewich, then immediately turn left down Poolford Lane. Continue to the end of the land where the land will be clearly marked with a Rostons for sale board on the left-hand side.

#### 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.

#### BASIC PAYMENT SCHEME (BPS)

The land is registered for the BPS and the vendor has claimed in the 2020 scheme year. The purchaser is required to indemnify the vendor for any cross-compliance breach that may affect the 2020 BPS claim. The BPS entitlements are available via separate negotiation with the selling agent.

#### TENURE & TITLE

Freehold registered title under CHI32425 with vacant possession upon completion.

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

## SERVICES

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

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

## ACCESS

The land is accessed off Broad Lane.

## FENCING

The purchasers of each lot will be responsible for erecting their own stockproof boundary fence. This will be confirmed (pegged out) as part of the sales contract.

## SITUATION

The land is located 2 miles east of Middlewich, 1.5 miles east of Holmes Chapel and 12 miles north of Crewe.

## OVERAGE

There is a historic overage on the land which runs until January 2037 where 20% of any uplift in value as a result of residential development will be due to the previous owners. Further details to be confirmed in the contracts.

The land will be sold subject to a negotiable overage provision where the vendor will be entitled to 25% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is effected.

## 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

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.

## SELLING AGENTS

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