



For Sale by Private Treaty

Land & Woodland off Liverpool Road, Backford, Chester, Cheshire,  
CH1 6PE

#### SUMMARY

7.38 acres (2.99 ha) of versatile land and woodland available as a whole. The site is predominantly made up of a mature broadleaved woodland making this a wonderful opportunity for lifestyle purchasers looking for an idyllic retreat or for other uses subject to planning permission. The permanent pasture offers grazing opportunities and has direct access off the main road.

#### DIRECTIONS

From the village of Backford, take Liverpool Road (A41) north towards Backford Cross Roundabout. Continue for 0.7 miles and the land will be situated on your left and marked with a Rostons For Sale board.

#### 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 CH674489 with vacant possession upon completion.

Guide Price: Offers in the region of £100,000

## OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 30% of the uplift in value resulting in any use other than agricultural, forestry or equestrian. This will be in place for 30 years and be triggered upon the grant of planning or if any change of use is effected. Further details to be provided in the contract documentation.

## SERVICES

The land does not currently benefit from any services however connections can be made from the adjoining 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).

## FENCING

The purchaser is responsible for erecting and maintaining any additional fencing.

## SELLING AGENTS

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## VENDORS SOLICITORS

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## 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.

## SITUATION

The land is located 4 miles north of Chester, and 2 miles south of Ellesmere Port.

## ACCESS

The land is accessed off Liverpool Road.

