



For Sale by Private Treaty

Land at Cinder Hill, Holmes Chapel, Cheshire, CW4 7LN

SUMMARY

13.44 acres (5.44 ha) of prime agricultural land. This single field is rectangular in shape, relatively flat and currently down to grass. The land has direct access onto quiet country lanes and provides a great opportunity for an agricultural, equestrian or lifestyles purchaser. There are a number of environmental features on the land which contribute to its aesthetically pleasing nature, including mature oak trees and thick thorn hedges.

DIRECTIONS

At junction 18 of the M6 travel west onto the A54 towards Middlewich, then immediately turn left down Poolford Lane. Continue along the lane where the land is clearly 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 CH303962 with vacant possession upon completion.

SITUATION

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

Guide Price: Offers in excess of £10,000 / acre

SERVICES

The land benefits from mains. The purchasers will be responsible for the boundary fence.

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 Poolford Lane.

OVERAGE

The land will be sold subject to a negotiable overage provision where the vendor will be entitled to 50% 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

Holly Wybergh
Rostons Ltd
West View House
Hatton Heath
CH3 9AU
Tel: 01829 773000
Email:
hollywybergh@rosters.co.uk

VENDORS SOLICITORS

Graham Gigg
Butcher Barlow
3 Royal Mews
Northwich
CW9 7UD
Telephone: 01606 814498
Email:
ggigg@butcher-barlow.co.uk

