



For Sale by Private Treaty

168.39 acres (68.15 ha) of prime Cheshire agricultural land at Paradise Lane, Church Minshull, Nantwich, CW5 6EE

SUMMARY

An excellent block of productive and versatile farmland available as a whole or in three lots. The land is situated in a desirable location with gated access off Paradise Lane.

- **Lot 1 – 86.481 acres (34.998 ha) - £8,000 - £10,000 / acre**
- **Lot 2 – 79.992 acres (32.372 ha) - £8,000 - £10,000 / acre**
- **Lot 3 – 1.915 acres (0.775 ha) - £12,000 - £15,000 / acre**

The fields are flat and suitable for large harvesting machinery and the field boundaries are in the main, straight, thick, tall thorn hedges which are stockproof and ideal for wildlife conservation.

SITUATION

Paradise Lane is only 1.5 miles from the popular village of Church Minshull and 7.5 miles from Nantwich.

LAND GRADE

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

ACCESS

An unrestricted right of access will be granted along a gated agricultural track off Paradise Lane (see photograph). The access is labelled and marked brown on the plan overleaf. Further details will be confirmed in the sales contracts.

DESCRIPTION

Lot 1 – 86.481 acres comprises of 4 excellent flat grass fields, outlined blue on the plan.

Lot 2 – 79.992 acres which comprises of 5 field parcels. This is a flexible block of flat land currently down to grass and winter wheat, outlined in red on the plan.

Lot 3 – 1.915 acre field which is rectangular and runs adjacent to Paradise Lane. This would be well suited to equestrian or recreational use. It is outlined green on the plan.

SERVICES

A metered water supply is available to the land.

DEVELOPMENT RESERVATION

The land will be sold subject to a development reservation. The vendor will be entitled to 30% of any uplift in value for any use other than agriculture and equine over a period of 25 years.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme and the vendor has claimed in the 2019 Scheme year. The purchaser(s) are required to indemnify the vendor for cross compliance breaches that may affect the 2019 BPS claim.

The Basic Payment Entitlements are to be included in the sale of Lots 1 and 2 and will be transferred at the commencement of the scheme year.

SOIL TYPE

According to the Soil Association Survey of England and Wales, the soil is classed as “Crewe” described as slowly permeable, fine loamy and clayey soils. Suitable for dairying on permanent grassland of some cereals.

TITLE

Freehold registered title under CH516732 and CH280846.

TENURE

Vacant possession is available on completion. Early entry may be available by negotiation.

FENCING

The purchasers of each lot will be responsible for erecting their own stockproof boundary fence around the perimeter of each lot. Further details will be confirmed in the sales contract.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale. There is a public footpath running from East to West which crosses lots 1 and 2.

VIEWINGS

The land can be viewed at any reasonable time in daylight hours without prior appointment. Please take a copy of the sales details with you.

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 and proof of address of buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

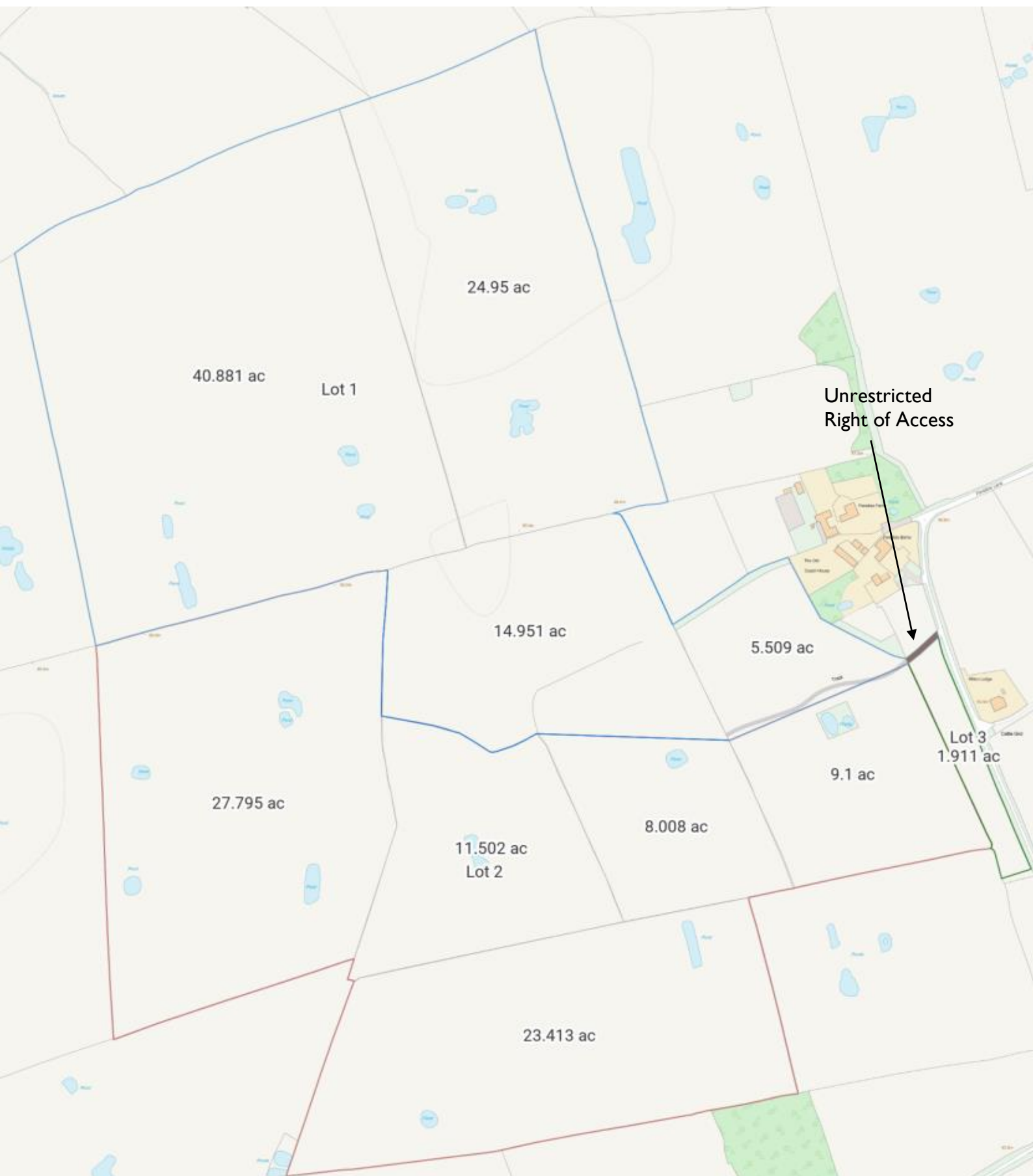


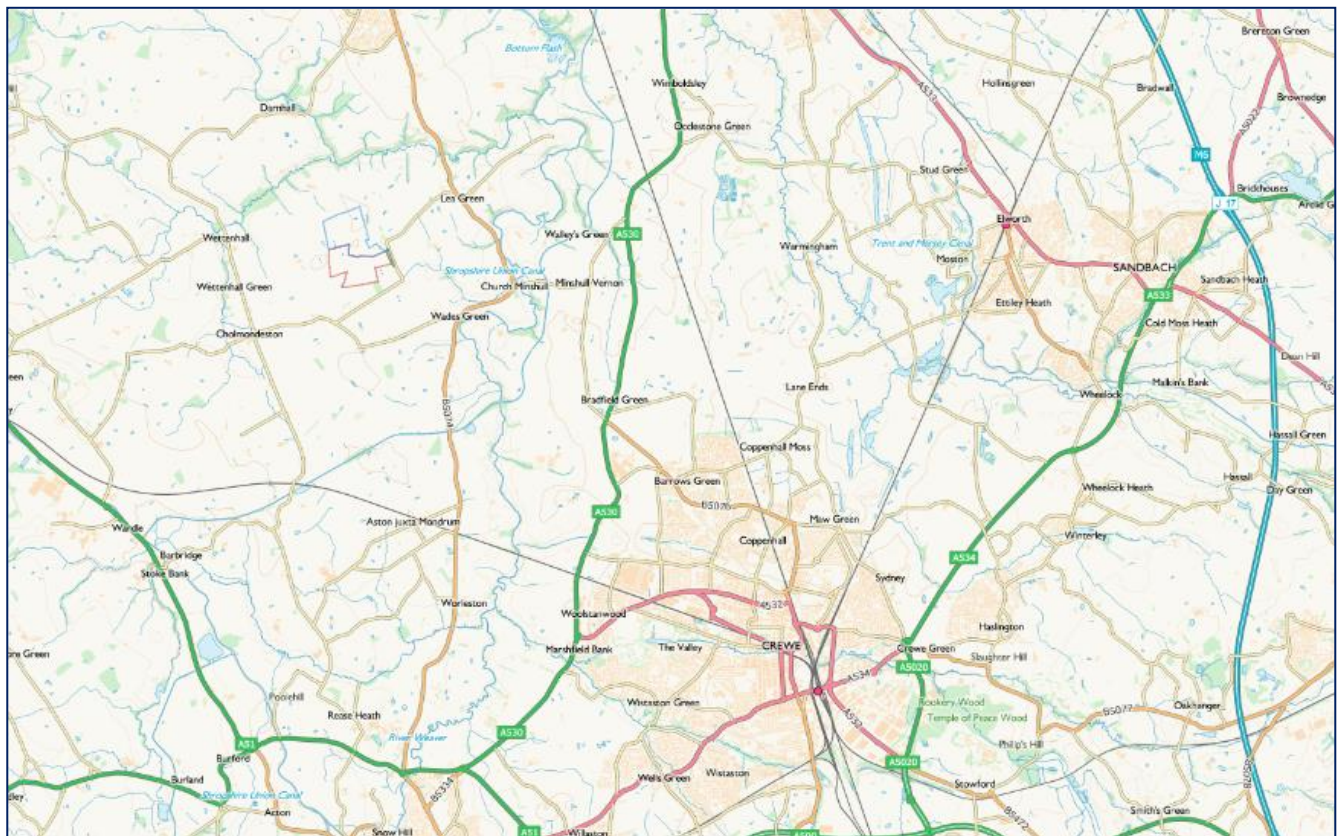
SELLING AGENTS

Andrew Wallace
Rostons Ltd
West View House
Hatton Heath
CH3 9AU
Mobile: 07719 527238
Email:
andrewwallace@rostons.co.uk

VENDORS SOLICITOR

John Gibbons
Hibberts LLP
25 Barker Street
Nantwich
CW5 4EN
Tel: 01270 624225
Email:
enquiries@hibberts.com





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