

## 26.40 ACRES (10.68 HECTARES) OF AGRICULTURAL GRASSLAND FOR SALE IN FOUR LOTS

LAND OFF BEECH LANE & CHAMBERBROOK LANE | KINGLSEY | FRODSHAM |  
CHESHIRE



- AVAILABLE AS A WHOLE OR 4 LOTS  
LOT 1 — 2.23 Acres  
LOT 2 — 2.92 Acres  
LOT 3 — 10.35 Acres  
LOT 4 — 10.90 Acres
- SUITABLE FOR AGRICULTURAL OR  
EQUESTRIAN USE
- FOR SALE VIA PRIVATE TREATY

## DESCRIPTION

The land totals 26.40 acres (10.68 Hectares) and is down to grass. The land is available in four lots or a whole.

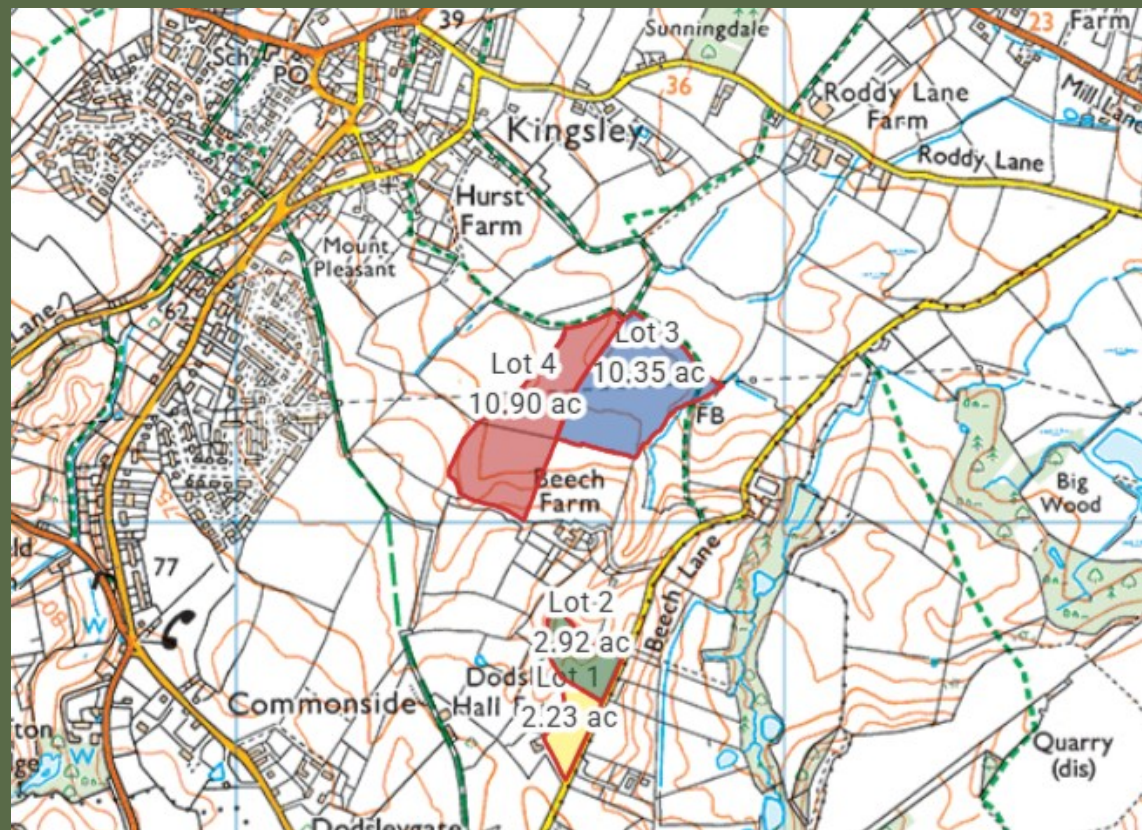
	Description	Size (Ha)	Size (Acres)
1	Permanent grass	0.90	2.23
2	Permanent grass	1.18	2.92
3	Grassland	4.19	10.35
4	Grassland	4.41	10.90
	<b>Total</b>	<b>10.68</b>	<b>26.40</b>

### Lot 1 & 2

Lot 1 & 2 has direct access to Beech Lane (WA6 6LW). The land is down to permanent grass and suitable for agricultural and equine purposes; with the external boundaries of mature hedgerows and stock proof fencing. The purchaser of Lot 1 is obligated to erect a stock proof fence on the boundary of Lot 2. There are no services to the land.

### Lot 3 & 4

Lot 3 & 4 has direct access to Chamber Brook Lane (WA6 8AZ). The land is down to grass and has been used for arable cropping in the past. The fields are both suitable for agricultural and equine purposes; with the external



boundaries of mature hedgerows and stock proof fencing. A public footpath crosses Lot 3. There are no services to the land.

This sale provides an ideal opportunity for neighbouring property owners to increase their holding and will also appeal to those looking to purchase separate parcels of land in the locality. The land could be used for other purposes (subject to planning).



## LOCATION

Lot 1 & 2 are located to the west of Beech Lane, Kinglsey, Frodsham, WA6 6LW. From Kinglsey Village, head south east on Norley Road, turn left at the crossroads on to Beech Lane, where a For Sale board for each lot will be situated 500 metres from the cross road.

Lot 3 & 4 are located at the end of Chamber Brook Lane, Kingsley, Frodsham, WA6 8AZ. From Kingsley Village head on The Hurst and then turn onto Chamber Brook Lane. Continue to the end of the lane, where a For Sale board for each lot will be situated.

## STEWARDSHIP SCHEME

The land is not subject to any environmental stewardship schemes.

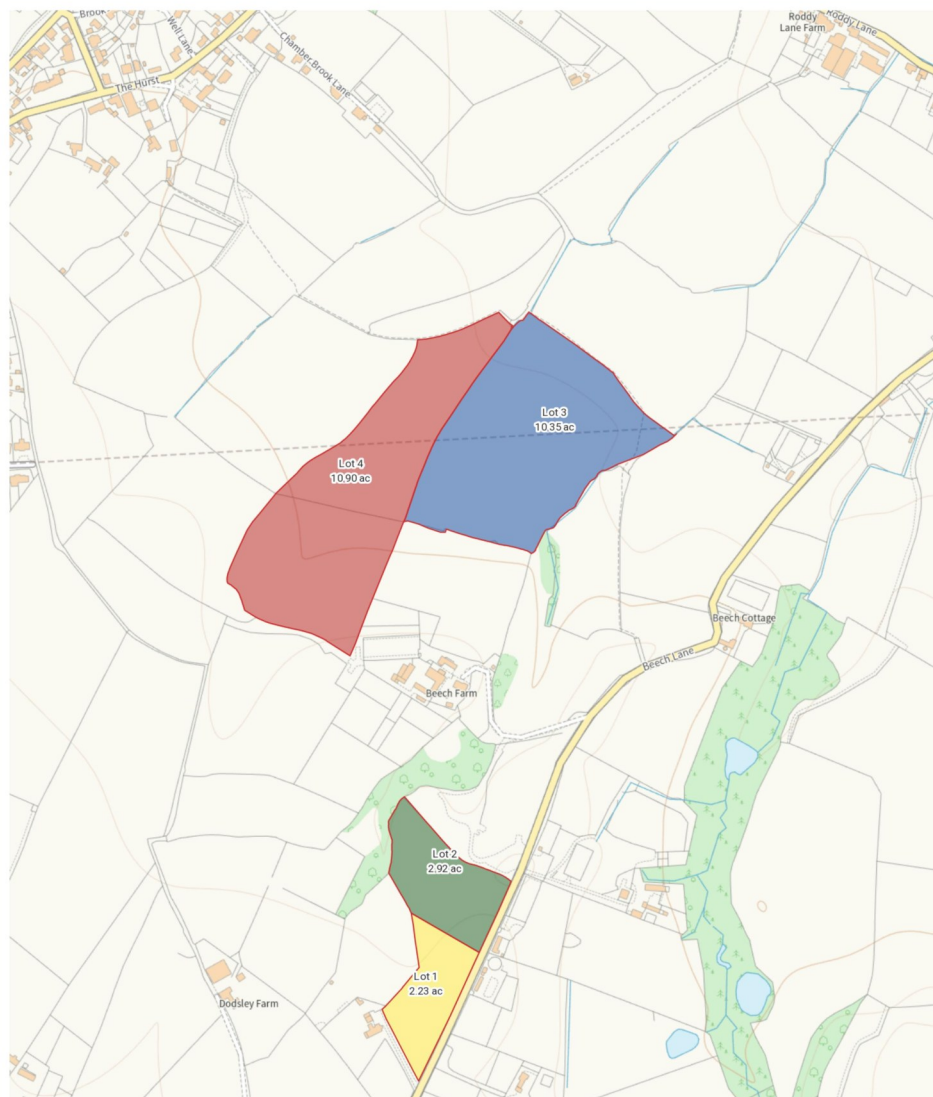
## SERVICES

There are no mains services to the property.

## WAYLEAVES, EASEMENTS, RIGHTS OF WAY ETC.

The property is sold subject to and with the benefit of all existing rights, including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements and all wayleaves or covenants whether disclosed or not.



SELBY  
RURALLAND AT BEECH LANE AND  
CHAMBERBROOK LANE Land App

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100 m  
Scale 1:5183 (at A4)





## TENURE AND POSSESSION

The land is sold freehold and with vacant possession.

## METHOD OF SALE

The land is offered for sale via private treaty as a whole or in lots.

## DEVELOPMENT RESERVATION

The land will be sold subject to a development reservation, in the event that planning permission is granted or any biodiversity net gain units created on the land that enhances the value over and above the existing use value. The Vendors reserve 30% of the increase for a period of 25 years from completion of the sale.

## SALE PLAN

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

## MONEY LAUNDERING

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

## VIEWING

During normal daylight hours.

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