

29.66 ACRES (12.00 HECTARES) OF AGRICULTURAL GRASSLAND FOR SALE IN TWO LOTS

LAND OFF WOOD LANE & CARRS LANE | TATTENHALL | CHESTER | CHESHIRE



- AVAILABLE AS A WHOLE OR 2 LOTS
LOT 1 — 16.20 Acres
LOT 2 — 13.46 Acres
- SUITABLE FOR AGRICULTURAL OR EQUESTRIAN USE
- FOR SALE VIA PRIVATE TREATY

DESCRIPTION

The land totals 29.66 acres (12.00 Hectares) and is down to grass. The land is available in two lots or a whole.

	Description	Size (Ha)	Size (Acres)
1	Permanent grass	6.56	16.20
2	Permanent grass	5.44	13.46
	Total	12.00	29.66

Lot 1

Lot 1 has direct access to Wood Lane (CH3 9AD). The land is down to permanent grass and suitable for agricultural and equine purposes. Lot 1 comprises of three similar sized fields, all fairly level and are all good grass growing fields. The external and internal boundaries are of mature leylandii trees. There are no services to the land.

Lot 2

Lot 2 has direct access to Carrs Lane (CH3 9NT). The land is down to permanent grass in two fields. The fields are both suitable for agricultural and equine purposes; with the external boundaries of mature hedgerows and stock proof fencing.

There is a mains water supply in the gateway however this has not been used for a number of years and is therefore not guaranteed to still be connected to the mains.



The water troughs, electric fencing, fence posts and water pipes do not form part of the sale and will be removed prior to completion.

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 is located to the west of Wood Lane, Tattenhall, Chester, CH3 9AD. From Tattenhall Village, head east on Buwardsley Road, after 0.5 miles turn left at the T junction onto Birds Lane, take the second turning onto Wood Lane where a For Sale board for lot 1 will be situated 600 metres from the junction, on the right hand side.

Lot 2 is located to the east of Carrs Lane, Tattenhall, Chester, CH3 9NT. From Tattenhall Village, head east on Buwardsley Road, after 0.5 miles turn left at the T junction onto Birds Lane, take the first turning onto Carrs Lane where a For Sale board for lot 2 will be situated 900 metres from the junction, on the left hand side.

STEWARDSHIP SCHEME

The land is not subject to any environmental stewardship schemes.

SERVICES

There are no mains services to Lot 1. Lot 2 has a historic water supply but there is no guarantee it is still connected.





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.

TENURE AND POSSESSION

The land is freehold, subject to a mowing/ grazing licence with vacant possession being provided on completion.

METHOD OF SALE

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

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VIEWING

During normal daylight hours.

SELBY RURAL LLP.

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Company Registration No: OC443381

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