

**AVAILABLE TO LET**

**46.33 ACRES (18.75 HA) PRODUCTIVE LAND**

**LAND AT LYMM**

**LYMM, WARRINGTON, CHESHIRE, WA13 0RB**



- **FARM BUSINESS TENANCY OPPORTUNITY**
- **HIGH QUALITY GRASS AND ARABLE LAND**
- **GRADE 3 LAND**
- **TWO FIELD PARCELS EXTENDING TO A TOTAL 46.33 ACRES (18.75 HA)**
- **START DATE: 1ST OCTOBER 2025**
- **END DATE: 31ST AUGUST 2028**

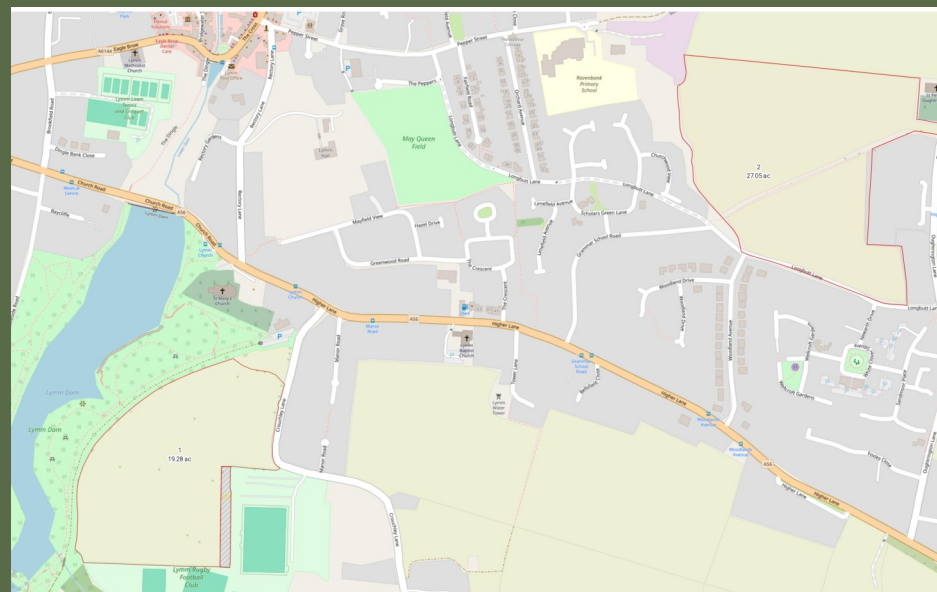
## DESCRIPTION

The land totals 46.33 acres (18.75 Hectares) and is split over two field parcels as follows:

Field No.	Area (Acres)	Area (Ha)	Description
1	19.28	7.80	Grassland
2	27.05	10.95	Arable
<b>TOTAL</b>	<b>46.33</b>	<b>18.75</b>	

## TENANCY

The land is available on a Farm Business Tenancy for a fixed term, commencing from 01.10.2025 and expiring on 31.08.2028. The term is for 2 years and 11 months.



## LOCATION

The land is located in the village of Lymm. Parcel 1 is located on the edge of Lymm Rugby Club and Parcel 2 is located along Oughtrington Lane, near to Lymm High School. Locations of the parcels are shown on the plan above.

## ACCESS

The land benefits from roadside access for both parcels of land. It should be noted that for reasons of practicality, the gateway to parcel 1 is limited and therefore a secondary right of access is permitted through Lymm Rugby Club car park (shown yellow on the supporting plan). Whilst the right of access is unrestricted, there will be times when the car park at the Rugby Club will be busier, particularly match days.



## CROPPING

Applicants are permitted to crop the land with either an arable crop or retain as grassland.

A requirement within the tenancy shall be to return the land in parcel 1 back to grass at the end of the tenancy.

Any potatoes will be limited to one season, and if at the end of the term, will also require the land to be levelled.

## RENT

The rent is to be paid on the 1st of each month in equal instalments, by direct debit.

## REPAIRING OBLIGATIONS

The tenant is responsible for all repairs and maintenance of the land.

## SUBLETTING & ASSIGNMENT

Subletting and assignment is prohibited.

## VIEWINGS

During daylight hours, please take a copy of these lettings particulars with you.



## TENDER

Please email [tom@selbyrural.co.uk](mailto:tom@selbyrural.co.uk) for a copy of the informal tender form. The informal tender date is **12 midday, Thursday 31st July 2025.**

The informal tender forms are to be submitted via email only.

Please note neither the highest nor any tender will necessarily be accepted.





## MONEY LAUNDERING

Prospective Tenants 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 tender made for the property.

## TENANCY PLAN & LETTING PARTICULARS

The plans have been prepared by the Agents for the convenience of the prospective tenants and are for identification purposes only and they are not to scale.

## WAYLEAVES, EASEMENTS, RIGHTS OF WAY ETC.

The right to grant easements and wayleaves to third parties is reserved to the Landlord who may exercise the rights personally or may authorise someone to exercise



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