

12.84 ACRES (5.20 HECTARES)

PERMANENT GRASSLAND

FOR SALE BY PRIVATE TREATY

LAND AT WOODWORTH GREEN FARM | BIRDS LANE | BUNBURY | CHESHIRE | CW6 9PU



- AVAILABLE AS A WHOLE
- GOOD VEHICULAR ACCESS OFF BIRDS LANE
- SUITABLE FOR AGRICULTURAL OR EQUESTRIAN USE
- FOR SALE VIA PRIVATE TREATY

DESCRIPTION

The land totals 12.84 acres (5.20 hectares) and is down to permanent grass. The land forms one single enclosure with direct access off Birds Lane.

The land benefits from a natural water supply, being a stream on the western boundary and also an in-field pond. There are no services to the land.

The land is suitable for mowing and grazing. The external boundaries consist of mature hedgerows and stock proof fencing. It is also worth noting a public footpath crosses the land.

There are several mature in field trees providing a parkland feel to the field.

This sale provides an ideal opportunity for neighbouring property owners or local farms to increase their holding and will also appeal to those looking to purchase a separate block of land in the locality. There is also the potential for alternative uses (subject to obtaining any relevant planning consents).



LOCATION

The land is located to the east of Birds Lane, Bunbury, Tarporley.

From Bunbury Church head south on Wyche Road leading on to Wyche Lane and then Birds Lane for 1 mile where a “*For Sale board*” will be situated on the right hand side of Birds Lane.

What3words: [///yesterday.train.zooms](https://www.what3words.com/yesterday.train.zooms)



ENVIRONMENTAL SCHEME

The land is not subject to any environmental schemes.

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.

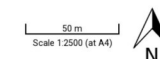
DEVELOPMENT RESERVATION

The land will be sold subject to a development reservation, in the event that planning permission is granted (except for agricultural/ equestrian development) 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.

Land at Woodworth Green
Farm, Birds Lane, Bunbury,
Cheshire. CW6 9PU



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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.

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.

VIEWINGS

We request that viewings take place during normal daylight hours.

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Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2024.