

**AVAILABLE TO LET**

**58.54 ACRES (23.69 HA) PRODUCTIVE AGRICULTURAL LAND**

## **LAND AT CASSIA GREEN**

**CASSIA GREEN LANE, MARTON, WINSFORD CW7 2PZ**



- **THREE YEAR FARM BUSINESS TENANCY**
- **HIGH QUALITY AGRICULTURAL LAND**
- **TWO BLOCKS EXTENDING TO A TOTAL 58.54 ACRES (23.69 HA)**
- **START DATE: 1ST APRIL 2026**
- **END DATE: 31ST MARCH 2029**



## DESCRIPTION

The land totals 58.54 acres (23.69 Hectares) and is split over two blocks as follows:

Field No.	Area (Acres)	Area (Ha)	Description
North block	25.01	10.12	Grassland
South block	33.53	13.57	Bare
<b>TOTAL</b>	<b>58.54</b>	<b>23.69</b>	

Please note the 1.88 acres outlined in blue on the plan will be included once the United Utilities works are complete.

## TENANCY

The land is available on a Farm Business Tenancy for a fixed term, commencing from 01.04.2026 and expiring on 31.03.2029. The term is for 3 years.



## LOCATION

The land is located in the hamlet of Cassia Green, on the outskirts of Winsford forming part of Cassia Green Lodge. The parcels are shown on the plan overleaf.

## ACCESS

The land benefits from several roadside access points for both parcels.



## CROPPING

Applicants are permitted to crop the land as grassland only. There is no water available. No slurry or FYM is to be applied to the land.

## RENT

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

## REPAIRING OBLIGATIONS

The following works are to be undertaken by the tenant:

- 1) Hedges to be cut annually
- 2) Post and rail fencing is to be removed (and disposed of) and replaced with timber post and rail fencing as per the plan totalling 184 Metres (coloured green).

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.

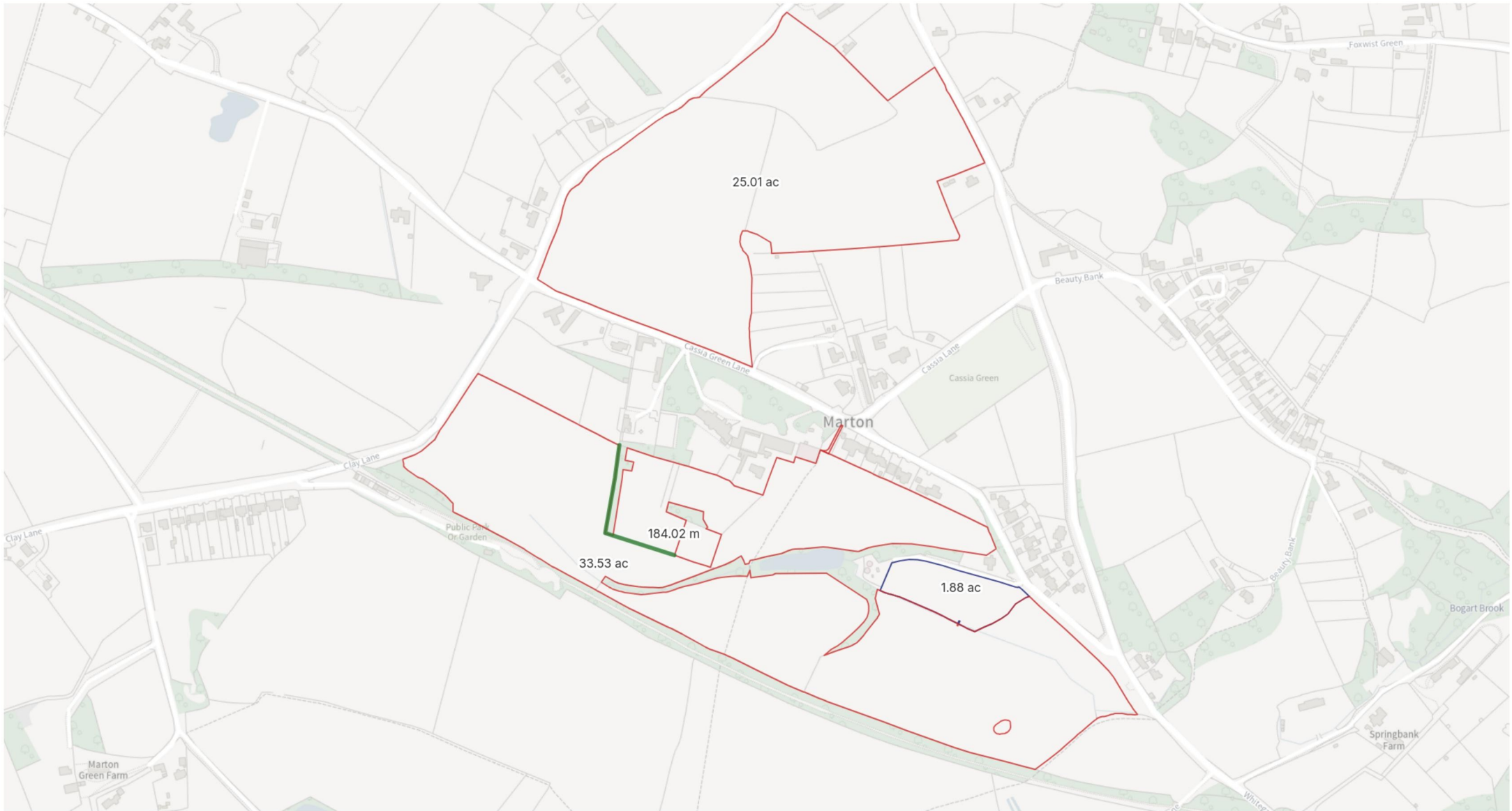


## TENDER

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, Tuesday 31st March 2026.**

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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