



An excellent enclosure of land in a secluded yet accessible location with the benefit of a stable block and extending in total to 7.549 Acres.

This exceptional parcel of land totalling 7.549 acres is situated in Norley which is an area, known to be ideal for those with an equestrian interest. There is a stable block and the land as a whole enjoys wonderful views and the beauty of the location cannot be overstated.

LOCATION

Norley is a semi rural village whose name is believed to derive from the Old English word for "North Clearing in the Forest" which relates to its origins as a settlement in the Kings Forest. The village has an excellent number of facilities which include a highly regarded Church of England primary school, village hall, two churches, local shop and highly regarded Tigers Head Public House. The village also acts as an ideal location for commuting to the employment areas of Warrington, Merseyside, Chester and South Manchester. Shopping facilities are available in nearby Tarporley (7 miles), Frodsham (5 miles), Northwich (6 miles) and Chester (12 miles). Norley is set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking, horse riding and nature trails. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wild life Norley is well situated for access by road and rail to the commercial centres including Cheshire, Liverpool and Manchester. Delamere railway station is within easy reach giving good access to Chester, Liverpool, Manchester, Frodsham and Tarporley. Norley itself offers everyday shopping provisions at the local grocery shop whilst the adjacent villages of Kingsley, Cuddington, Frodsham and Northwich offer more comprehensive facilities.

Frodsham is a traditional market town that hosts a regular street market offering an array of local produce. Manchester and Liverpool International Airports are found within 45 minutes drive. There are a range of superb schools in both the state and private sector within close proximity with the increasingly popular Grange School in Hartford being just 10 to 15 minutes drive away.

ROUTE

From the Agents' Tarporley office, turn right and leave the village in the direction of Chester. Upon reaching the roundabout take the third exit on to the A49. Continue through Cotebrook and having passed the Tarporley Garden Centre (LHS) turn left on to the A54 (signposted Chester). Take the first right on to the B5152 (Fishpool Inn on LHS). At the next crossroads proceed straight over the A54 and continue on Station Road past Delamere Station and through the forest until reaching a minor crossroads with a small chapel on the left, and turn right on to School Lane (signposted Norley), passing the Fortune Place Chinese Restaurant on the right hand side. This lane shortly bears right – follow it round until reaching a T-Junction, at which point turn right. Proceed along and on approaching the 30 mph sign, prepare to turn right, just before the village hall. Proceed along the the lane until reaching some houses on the right. Go past the last house and the entrance to the land will be found on the right hand side.

LOCAL AUTHORITIES

Cheshire East Council - 0300 123 5500

Cheshire West and Chester Council - Tel : 0300 123 8 123

Manweb/Scottish Power - Tel : 0845 7 292 292

Defra, Crewe - Tel : 01270 754000

United Utilities - 0845 746 2200

EASEMENTS AND WAYLEAVES

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

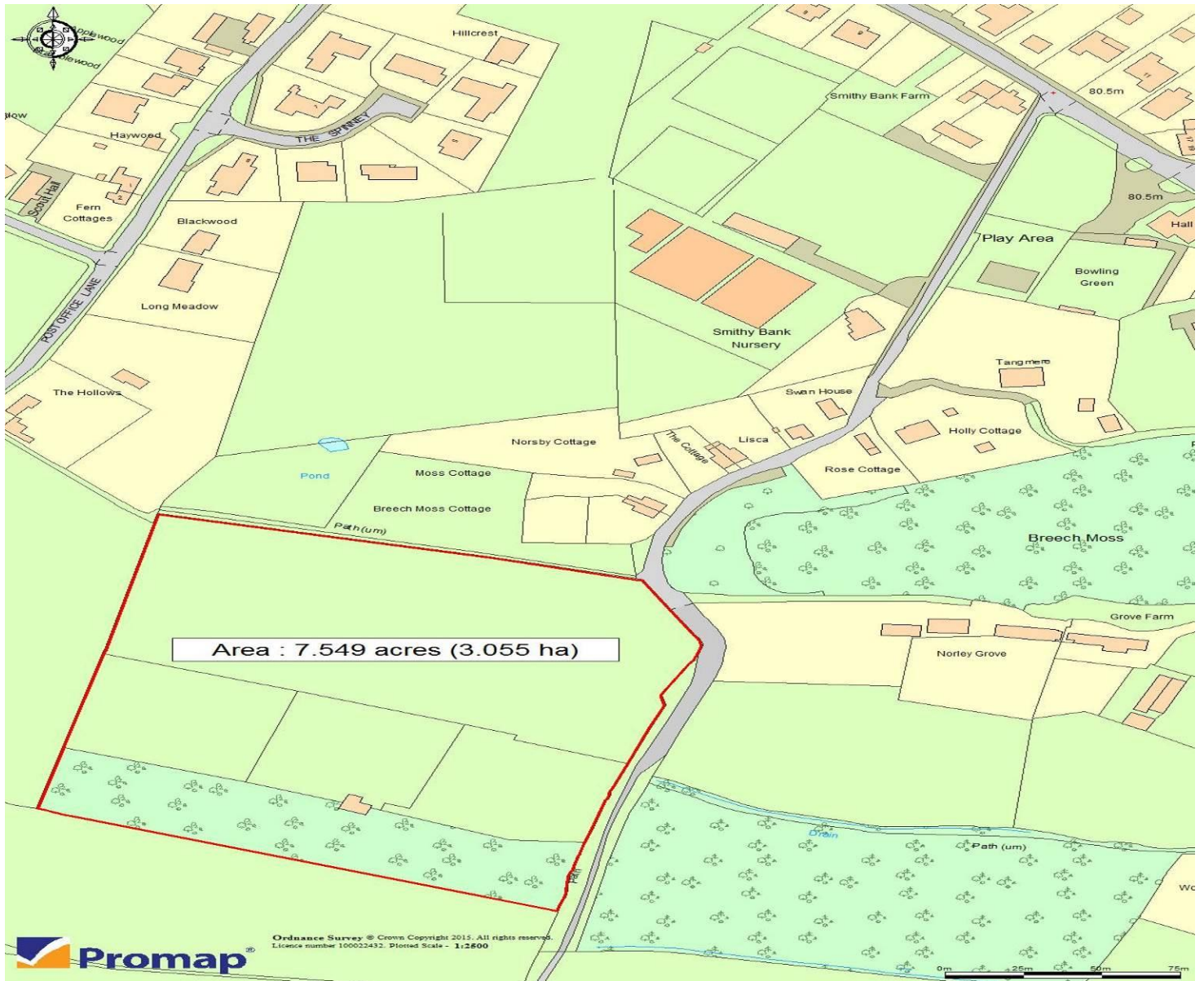
TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

RESERVATION OF FUTURE DEVELOPMENT RIGHTS

The land is sold subject to a reservation of future development rights in favour of a previous owner of the land. Full details will be set out in the contract of sale to which all prospective purchasers should refer to.





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 Cheshire, CW6 0DR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements