

PRIME ACCOMMODATION LAND

At

Checkley Lane and Main Road, Wrinehill, CW3 9BZ

Two excellent parcels of Grassland each with road frontage.



Lot 1 – 4.94 Acres

Guide Price: £60,000 - £70,000



Lot 2 – 9.26 Acres

Guide Price: £90,000 - £110,000

Available as a whole or in two Lots.

For Sale by Private Treaty

(Subject to Reserve, Conditions or Prior Sale)

Enquiries to Beeston on 01829 262 132.

Auctioneers:

Wright Marshall
Beeston Castle Auction
Whitchurch Road, Beeston
Tarpurley
CW6 9NZ
Ref: A.K. Wallace
Tel: 01829 262 132

Solicitors:

Poole Alcock Solicitors
The Dowry
22 Barker Street
Nantwich
CW5 5TE
Ref: Mr Darren Neighbour
Tel: 01270 625 478

Sale of Land at Checkley Lane and Main Road, Wrinehill

Location:

See Plan attached. (Main Road or Newcastle Road)

Description:

Two parcels of land available as a whole or separately as lotted with road frontage to each lot.

Lot 1 – 4.94 Acres or 2 Hectares – Edged Red - Checkley Lane

A rectangular parcel of undulating land divided into two grass paddocks with good post and wire stock fencing around the perimeter.

The soil is a free draining medium loam and ideal for grass or possible arable cultivation.

There is a narrow strip of amenity land fenced off to encourage wildlife along the south western boundary. It could be incorporated into the field as required.

The field by the road has a Timber mobile field shelter, as shown on the plan, with a concrete pad and post and rail fencing.



A metered mains water supply is available to the fields with the meter located in Checkley Lane.

The land is grazed on a seasonal basis by Sheep from a local farmer.

Along the south eastern boundary is a deep ditch which helps drain this land. A purchaser will be expected to contribute towards its upkeep.

Lot 2 – 9.26 Acres or 3.7 Hectares – Edged Green (Main Road or Newcastle Road A531)

A good 9¼ acres parcel of largely flat easily worked ground suitable for grass or arable cropping with road access onto Newcastle road. There is a two acre paddock nearer the road fenced off from the rest of the field.

It was mown for silage earlier in October and the bales will be moved before any potential completion date.

There is a Timber Sheep Shelter approximately 20 foot x 8 foot as shown on the plan.

There is a deep ditch along the western boundary down to the brook which the purchaser would be expected to contribute to the cost of cleaning it out from time to time.



Planning Matters

A planning consent was obtained from Newcastle Borough Council on Lot 1 for the erection of four Stables, Ménage, two Tack Rooms and a Haybarn, but it was NOT implemented.

Clawback Provision

The Co op when the land was originally sold placed a clawback clause in the contract where any uplift in value due to beneficial planning consent for anything other than Agricultural, Equestrian would be subject to a 70% payment.

Use Restriction

There is a clause in the Deeds restricting the land to be used for Agricultural, Equestrian or Sporting only.

Covenant:

In the event the Purchaser applies for beneficial planning consent for change of use for anything other than agricultural or equestrian they must first obtain the current Vendor's consent BEFORE proceeding.

Title

The land we understand has registered freehold Title.

Tenure

Vacant possession available on completion

Basic Payment Scheme

The Vendor has claimed the Single Farm Payment and Basic Payment Scheme payment each year and the Entitlements are available to the purchaser(s) at the prevailing price in addition to the land bid price.

**Mineral Rights**

The Mineral Rights are excluded having been retained by a previous owner.

Shooting Rights

The shooting rights are included with the land.

Agricultural Holding Number

37/123/0070

Mode of Sale

The land is being sold as a whole or in two lots by Private Treaty..

Local Authorities:

Cheshire East Council, Westfields, Middlewich Road, Sandbach, CW11 1HZ. Tel: 0300 123 5500.

United Utilities Group PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3LP. Tel: 0845 746 2200.

Defra: Nobel House, 17 Smith Square, London SW1P 3JR. Tel 03000 200301.

Scottish Power, Cathcart Business Park, Spean Street, Glasgow, G44 4BE.
Tel: 0845 5270 9102.

S.P. Energy Networks: North Cheshire Trading Estate, Prenton Way, Birkenhead, CH43 3ET. Tel: 0330 101 0444.

Easements, Wayleaves, Public and Private Rights of Way

The land is sold subject to and with the benefits of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

OS Sheets:

The sale plan is based on the modern Ordnance Survey Sheets with the sanction of the Controller of Her Majesty's Stationary Office. The Purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sale Plan.

Sale Particulars and Plan:

The sale particulars have been prepared for the convenience of prospective purchasers and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

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.

Contract and Conditions of Sale:

The Contracts and Conditions of Sale will be prepared by the Vendors Solicitor's Office of The Dowery, 22 Barker Street, Nantwich, Cheshire, CW5 5TE and all Legal enquiries should be addressed to them. Solicitor Mr Darren Neighbour. Tel: 01270 625478.

Enquiries:

To Beeston Castle Auction, Andrew or Jean on 01829 262 132.

Viewing:

Viewings can be made at any convenient time in daylight hours with a set of particulars to hand.

Misrepresentation Act 1967

Messrs Wright Marshall for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:-

1. The Particulars are set out as general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Wright Marshall has any authority to make or give any representation or warranty whatever.



Gate for Lot 2



Water Tap for Lot 2

Wright Marshall, Beeston Castle Auction, Whitchurch Road, Beeston,
Tarporley, Cheshire, CW6 9NZ. Tel: 01829 262 132.



Private Treaty Form

Re: Land on Checkley Lane and Newcastle Road, Wrinehill

Name:

Address:

.....

..... **Postcode:**

Tel: **Mobile:**

Holding Number:

I/We wish to offer Price: as a whole 14.2 Acres:

Lot 1 only 4.94 Acres:

Lot 2 only 9.26 Acres:

Intended use of the Land:

.....

Are you a CASH Buyer: ... Yes or No. **Is a Mortgage required:** ... Yes or No

Can you complete if required in a four week period? Yes or No

Name of your Solicitor: **Company**.....

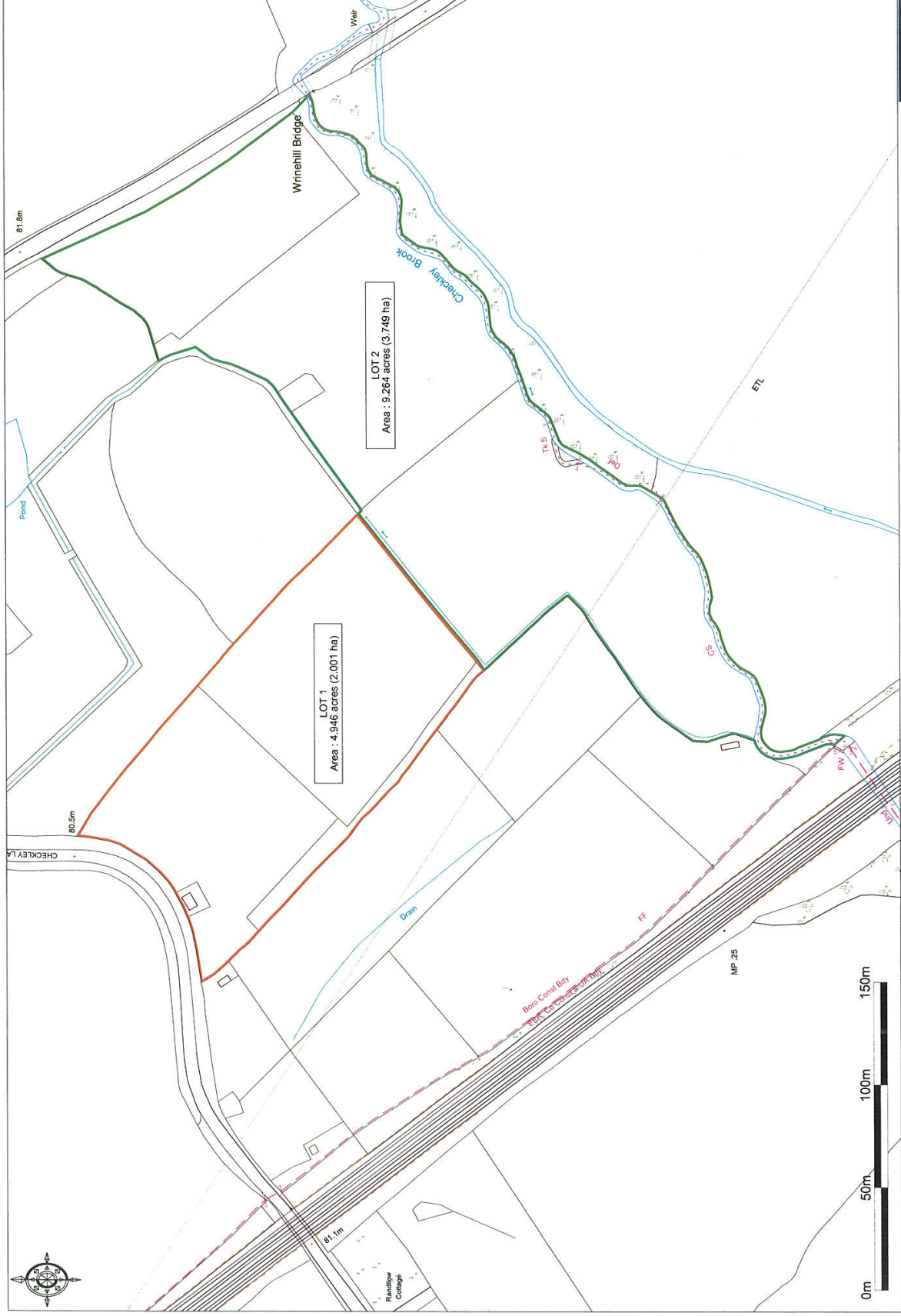
Address:

..... **Tel:**

Signed: **Dated:**

This form to be returned to Wright Marshall, Beeston Castle Auction,
Whitchurch Road, Beeston, Tarporley, CW6 9NZ

LAND AT CHECKLEY LANE & NEWCASTLE ROAD, WRINEHILL.

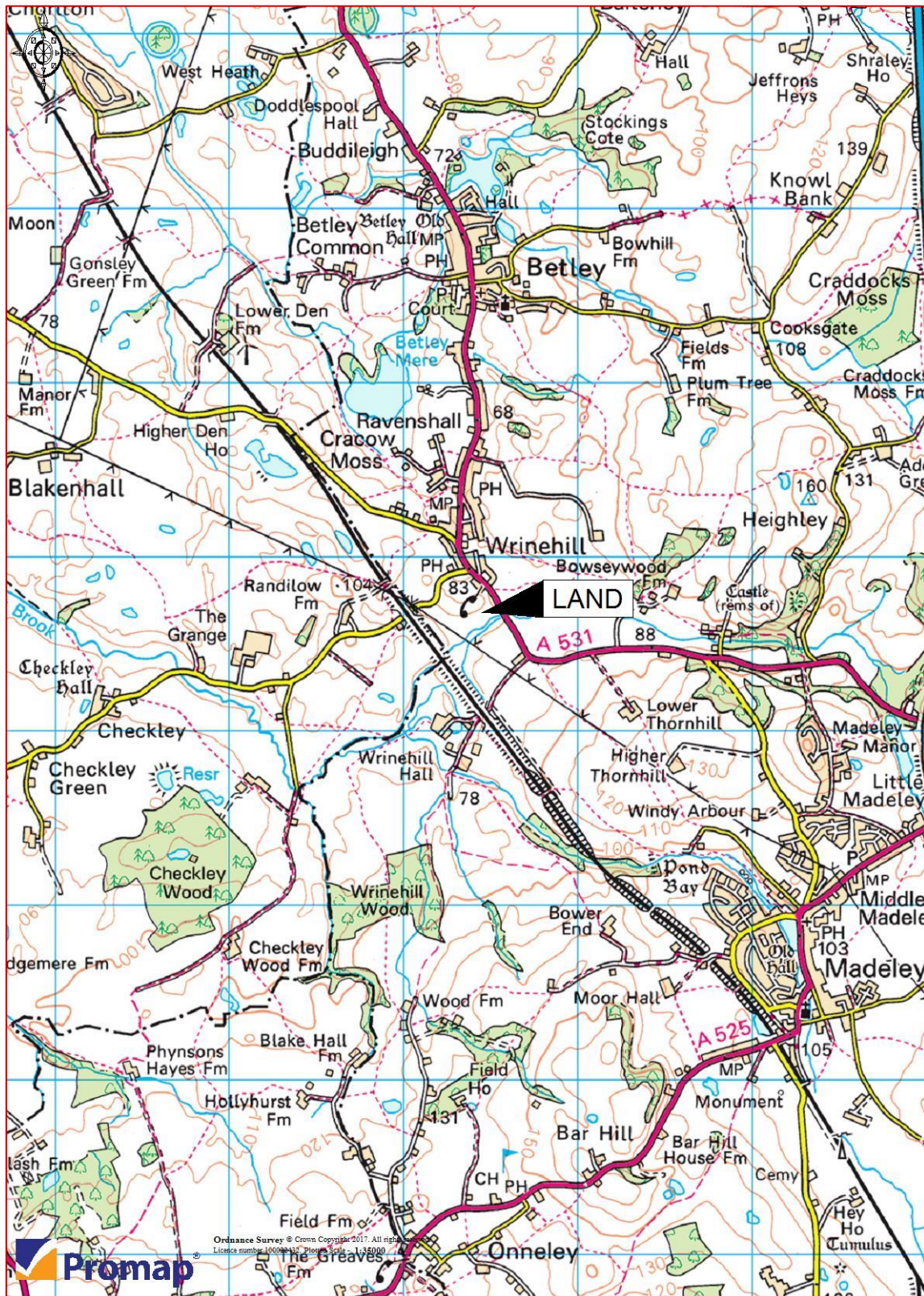


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Location Plan.



Wright Marshall, Beeston Castle Auction, Whitchurch Road, Beeston,
Tarpoley, Cheshire, CW6 9NZ. Tel: 01829 262 132.