



**Land at Holmes Chapel Road, Middlewich, CW10 0JD**

**For Sale**

26.78 acres (10.83 hectares) of pasture land comprised of two fields with direct access from Holmes Chapel Road

**Guide price: £15,000/Acre**

## DIRECTIONS

**CW10 0JD**

The land is located in Middlewich on the A54, and a short drive from Sandbach and Holmes Chapel. It is situated 1.3 miles from Junction 18 of the M6. From the town of Middlewich head east on the A54 and in just under 1 mile, the parcel is on your right.

## DESCRIPTION

Approximately 26.78 acres (10.83 ha) of agricultural land which has previously been used to keep stock and take silage. There is a hard-standing track directly off the main road to access the land. The land is split between two fields and we understand it to be grade 3, good to moderate, on the England and Wales Land Classification maps.

The soil is described as seasonally wet but base-rich loamy and clayey soil.

## BASIC PAYMENT SCHEME

There is no BPS included within the sale.

## OVERAGE

The property will be sold subject to an overage provision with payment due to the vendor in the event of non-agricultural development occurring. Headline terms are 30% of the uplifted value for a period of 40 years.

## POSSESSION

The land will be sold with a registered freehold title and vacant possession on completion. The property has Registered Title no CH217645.

## GROWING CROPS

The land is currently down to grass.

## EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, wayleaves or rights of way that may exist, whether or not described in these sales particulars.

## VIEWINGS

The land can be viewed at any reasonable time by prior appointment with the selling agent. Viewers are asked to be carrying a set of these sales particulars, when at the property.

## OFFERS

Offers should be made to the selling agent. It should be noted that any offers put forward should be able to exchange within four weeks of acceptance, with a ten percent non-refundable deposit paid to the vendors solicitors.

## SOLICITORS

Tinsdills, 47 High Street, Sandbach, Cheshire, CW11 1FT

Tel: 01782 652368 FAO Rebecca Medcalf



## MAP



## VIEWINGS

By appointment call our office on 0161 941 4228

## DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

## ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.



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PROPERTY SERVICES

