



Land at Mustard Lane, Croft, Warrington, Cheshire, WA3 7BA

For Sale

8.67 acres (3.51 hectares) of productive agricultural land in a single field with direct access from Mustard Lane

Guide price: £150,000—Subject to Contract

DIRECTIONS

WA3 7BA

The land is located in the village of Croft, about four miles north east of Warrington town centre. From Croft village head north on Mustard Lane. Shortly after passing the primary school, the land will be found on the left, immediately adjacent to 143 Mustard Lane.

DESCRIPTION

Approximately 8.66 acres (3.51ha) of agricultural land which has previously been used to in an arable rotation. The land is in a single fields and we understand it to be grade 3, good to moderate, on the England and Wales Land Classification maps. There is access directly from Mustard Lane.

There is an overhead electricity line crossing the property.

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 CH566673.

GROWING CROPS

The land is currently down to an arable crop which the tenant will harvest prior to completion of the sale.

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 sole selling agent.

SOLICITORS

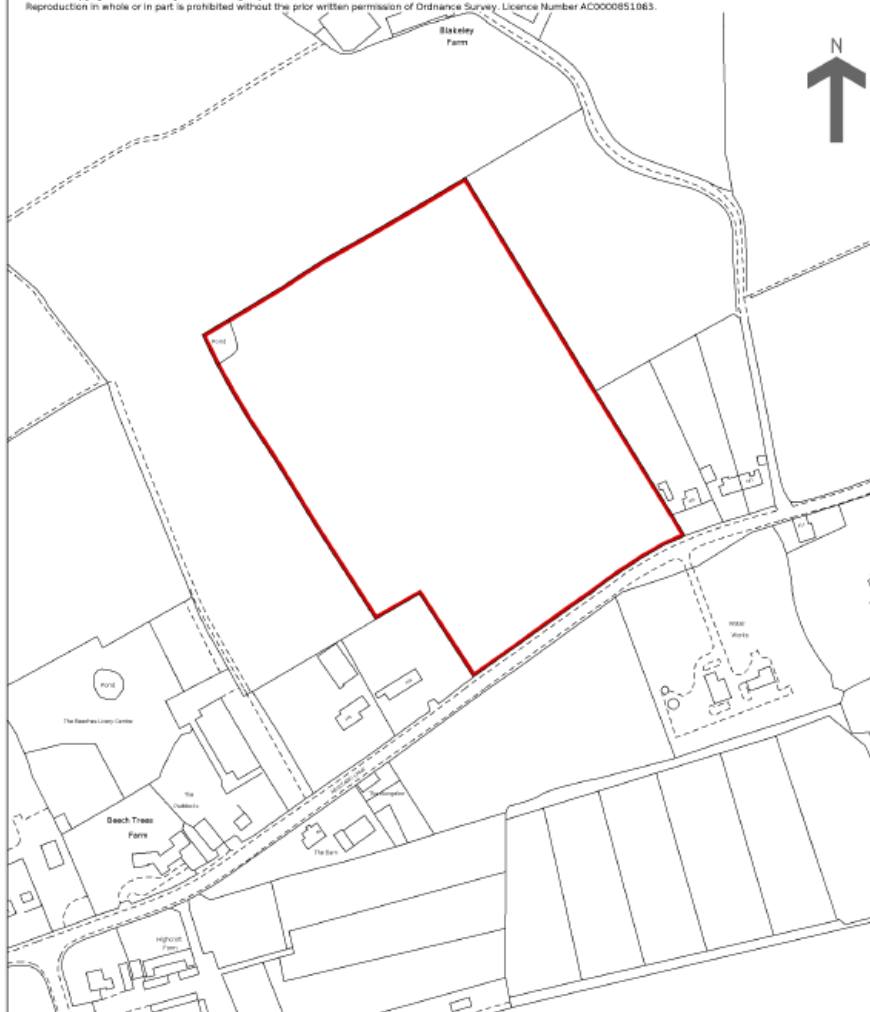
To be advised

HM Land Registry
Current title plan

Title number **CH566673**
Ordnance Survey map reference **SJ6494NW**
Scale **1:2500**
Administrative area **Warrington**



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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 sale can be reported to solicitors.



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