

FOR SALE BY INFORMAL TENDER



Ley Grounds

2 Blocks of Versatile Cheshire Farm Land located at Bridgmere,

Cheshire CW5 7PX and comprising:-

Ley Grounds – 176.61 acres (71.47 hectares) approximately

Greenfields – 116.99 acres (47.34 hectares) approximately

AGENT NOTES

With a lack of land available for sale in the area, the introduction of these 2 parcels of land to the market offers buyers an opportunity to acquire versatile and productive parcels of land with access directly from the A51 and adjoining Highway Network.

Each land parcel is located within its own ring fence and providing good road frontage and access.

The land has been farmed in an arable rotation for a number of years. Visual inspections are invited at any reasonable time following email confirmation to the offices of Messrs Hinson Parry and Company to info@hinsonparry.co.uk

The land is For Sale by Informal Tender as 2 separate Lots.

Closing Date for Tenders, Friday 27th May 2022 at 12.00 noon.

DIRECTIONS

Heading North on the A51 passing through Bridgmere, Greenfields Land is located to the West per the overview plan attached and Ley Grounds located directly to the East. The nearest Postcode is CW5 7PX which takes you to the crossroads of the A51 and Checkley Lane.



Greenfields

LOT 1

The land at Greenfields is accessed predominately via a tarmacadam drive from the former farmstead or via direct field access from the public highway (Hunsterson Road).

The Greenfields site comprises around 116.99 acres (47.34 hectares) of predominately arable land. Note there are some areas of game cover present. Plans can be found to the rear of these particulars.

GREENFIELDS			
FIELD ID	HECTARES	ACRES	LAND USE
SJ7045 4674	2.12 ha	5.23 acres	Arable
SJ7045 8254	30.85 ha	76.24 acres	Arable
SJ7045 5334	6.27 ha	15.50 acres	Arable
SJ7045 6917	0.70 ha	1.74 acres	Permanent Pasture
SJ7045 3263	7.39 ha	18.28 acres	Arable



Greenfields

LOT 2

The Ley Grounds land is accessed from a number of points off the A51 and also has gated access to the South on to Checkley Lane.

The Ley Grounds land comprises around 176.61 acres (71.47 hectares). The land is in an arable rotation with areas of game cover. Again, Plans are provided at the rear of these particulars.

LEY GROUNDS			
FIELD ID	HECTARES	ACRES	LAND USE
SJ7147 6403	13.56 ha	33.52 acres	Arable
SJ7146 9066	47.25 ha	116.77 acres	Arable
SJ7245 0590	6.61 ha	16.33 acres	Arable
	4.04 ha approx	9.99 acres approx..	Woodland



Ley Grounds

GENERAL

Basic Payment Scheme and Countryside Stewardship Scheme

The Land is registered for the basic payment scheme and associated entitlements are available to purchase with the land. Entitlements can be transferred to the purchaser subject to an agents' administration Transfer Fee of £500 per lot.

Countryside Stewardship Scheme

The land is entered into a Countryside Stewardship Scheme along with other land on the holding. It is likely that the purchaser will withdraw from the scheme.

Services

The purchaser should assume that there are no services connected to the property and must satisfy themselves as to the availability and suitability of any prospective services.

Rights of Way, Wayleaves and Easements

We are not aware of any onerous easements or rights of way. Please refer to the legal pack in due course for further information.

Viewings

The Land may be viewed at any reasonable time by confirmation to the selling agents, Hinson Parry & Co at info@hinsonparry.co.uk

Sporting, Timber and Mineral Rights

It is understood that the above rights are in hand and will be transferred on sale.

Solicitors

The vendors solicitors is Mr John Gibbons of Messrs Hibberts Solicitors Tel 01270 624225 email:- shm@hibberts.com



Cropping

The Vendor will hold over the crops under License until after harvest 2022.

Method of Sale

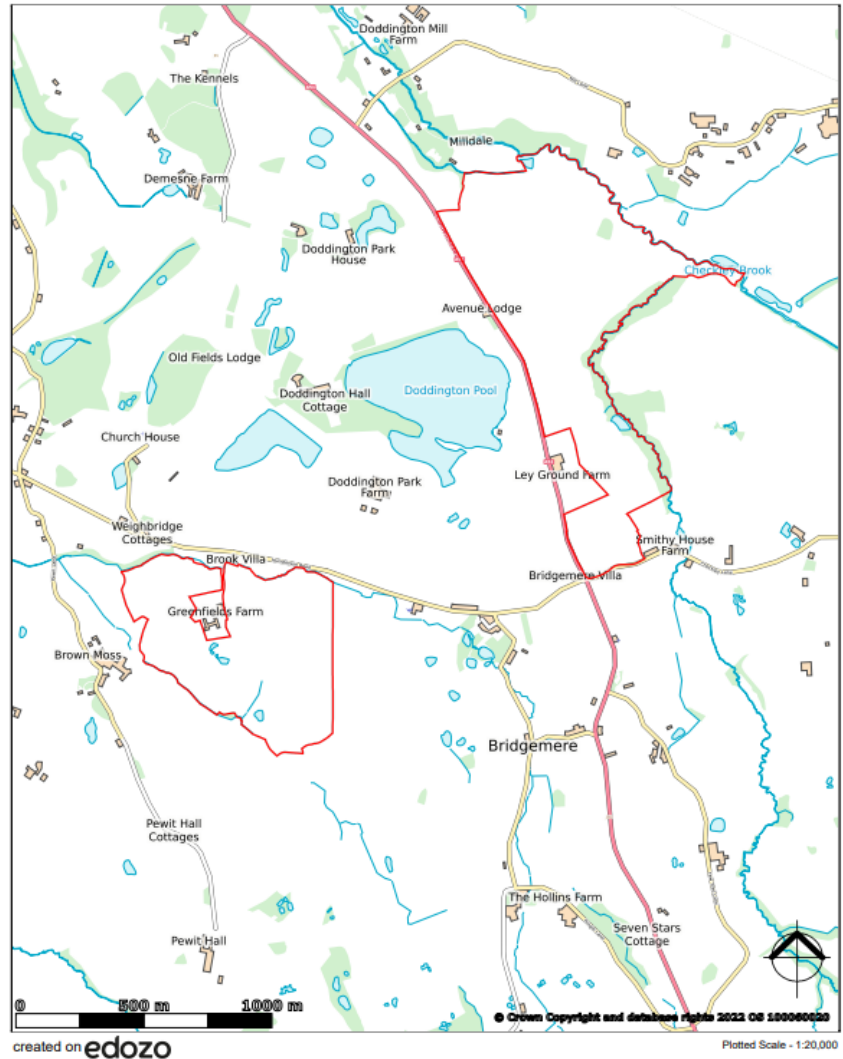
Offered For Sale by Informal Tender. All Tenders should be made in writing and on the specified Tender Form attached to the rear of these particulars. **All Tenders to be received by 27th May 2022 at 12 noon.**

Money Laundering Regulations

Due to changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity, place of residence and proof of funds before purchasing. The documentation collected is for this purpose only and will not be disclosed to any other party.

Selling agents notes

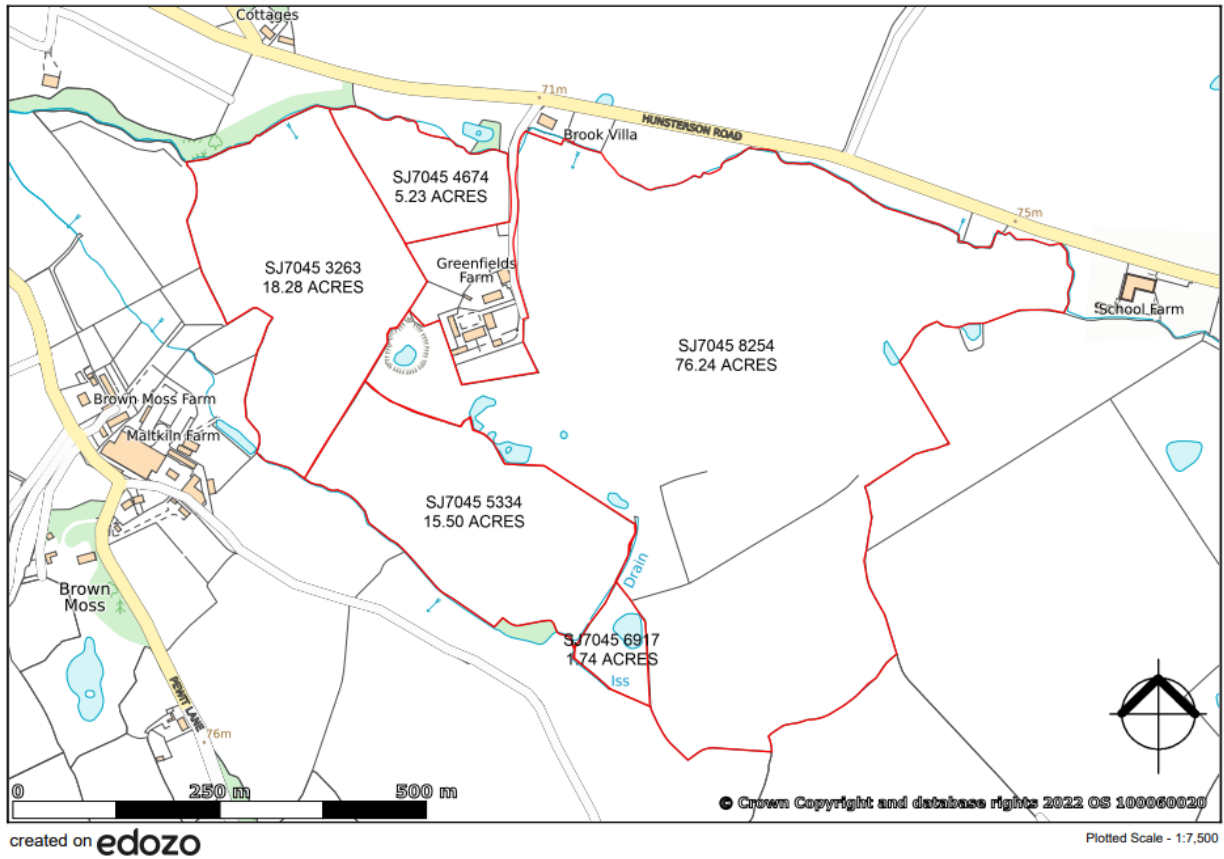
Hinson Parry & Co have made every reasonable effort to ensure that the details offer a fair and accurate description of the property but give notice that all measurements, distances and areas referred to, are approximate and based upon the information available at time of printing. These details are for guidance only and do not constitute part of the contract for sale. Hinson Parry & Company employees are not authorised to give any warranties or representation to the sale.



PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are given notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser 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 Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

PLAN – GREENFIELDS



PLAN – LEY GROUNDS

