



PRIME CHESHIRE GRASSLAND
Formerly part of Highbank Farm, Calveley, Nantwich CW6 9RB.
50.98 Acres in two Lots.

FOR SALE BY PUBLIC AUCTION (Subject to conditions, Reserve or Prior Sale)
on Wednesday 31 May 2017 at 7.00 pm
At The Swan Hotel, High Street, Tarporley, CW6 0AG

LOCATION

The Land is divided into two distinctive blocks with the Chester to Crewe Railway Line running between them with a link bridge available capable of taking farm traffic.

DESCRIPTION

Two good blocks of Grassland in an accessible location extending to 50.98 Acres in total each with roadside gate places.

The soil is a Grade 3 Clay Loam and can produce good grass crops throughout the season.

LOT 1

27.42 acres - Edged red on the plan

A 27.42 Acre parcel with access off Calveley Hall Lane running behind Highbank Farm and north east of the railway line.

It is divided into three fields with mature boundary hedges and some Oak Trees.

A mains water supply is available to a Cattle Trough.

OS Number	Description	Area
RPA 4245	Grass	2.808 Acres
RPA 1538	Grass	12.902 Acres
RPA 2826	Grass	11.718 Acres
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		27.42 Acres or 11.10 Hectares

LOT 2

23.56 Acres - Edged Blue on the plan

A 23.56 acre parcel located between the Chester to Crewe railway line and the A51 trunk road by the Texaco Garage, of likely interest to local farmers or speculators.

It is divided into three fields and has one gate place onto the A51.

There are a few areas of impeded drainage partly due to the "butt and rion" field topography typical of older pastures in the area.

OS Number	Description	Area
RPA 7139	Grass	10.78 Acres
RPA 8819	Grass	4.73 Acres
RPA 0909	Grass	8.05 Acres
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		23.56 Acres or 9.25 Hectares

LOCAL AUTHORITIES

Cheshire West & Chester Council, 58 Nicholas Street, Chester, CH1 2NP.

Tel: 0300 123 8 123.

Cheshire East Council, C/o Municipal Buildings, Earle Street, Crewe, CW1 2BJ.

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.

EASEMENTS/WAYLEAVES/FOOTPATH

The Land is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way, covenants and all outgoing rights whether specified or otherwise

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.

VIEWING

The property is available for inspection at any convenient time in daylight hours with a set of these particulars to hand. Prior notification of interest to the Auctioneers Office on 01829 262 132 would be much appreciated.

CONTRACT/CONDITIONS OF SALE

The contracts and conditions of sale will be prepared by the vendor's solicitors Hibberts LLP, 25 Barker Street, Nantwich CW5 5EN. Tel: 01270 624 225. The solicitor Mr David Young.

ENQUIRIES

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

TITLE

The land has registered Title Number CH605697.

TENURE

The land will be sold with vacant possession available on completion. Local farmers have taken the grass crop grown in recent years.

Earlier entry for fieldwork permitted by negotiation

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register to claim the Basic Payment and it has been claimed every year including 2017. The purchasers to farm the land so as not to prejudice the payment to the vendor later in the year. The Entitlements will be available by negotiation for Purchasers for 2018.

WATER SUPPLY

There is a mains water supply available to Lot 1.

RIGHT OF WAY

There is a right of access by "prescriptive right" across the top of the railway bridge OS7139 and OS0909.

MONEY LAUNDERING REGULATIONS

In accordance with the above Regulations, the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists:-

Personal Identification

- 1 – Current signed Passport
- 2 – Current full UK Photocard Driving Licence
- 3 – Inland Revenue Tax Notification
- 4 – Firearms Certificate.

Evidence of Address

- 1 – Current UK Driving Licence
- 2 – Public Utility Bill issued within the last three months.
- 3 – Local Authority Tax Bill.
- 4 – Bank or Building Society or other such organisation's statement.

For the avoidance of doubt, a Driving Licence may be used to evidence identity or address, but not both. If a prospective purchaser is bidding as an agent, on behalf of the buyer, proof of identity will be required from both the Bidder and the Buyer, together with a valid letter of authority from the Purchaser authorising the Agent to bid on their behalf. If a Bidder is acting on behalf of a Limited Company, similar documents will still be required, together with written authority from the Company itself. No Cash Deposits will be accepted.

AUCTIONEERS STATEMENT

This catalogue contains details about properties being sold at Auction. Those details are subject to change up to and including the day of the Auction. Please check our Web Site regularly at www.wrightmarshall.co.uk

GUIDE PRICE

An indication of the sellers current minimum acceptable price at auction. The guide price or range of guide prices is given to assist prospective purchasers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is difference

The sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PLEASE NOTE

Wright Marshall for themselves and for the vendors of this property whose agents they are give notice that: 1 – These particulars do not constitute any part of any offer or contract.

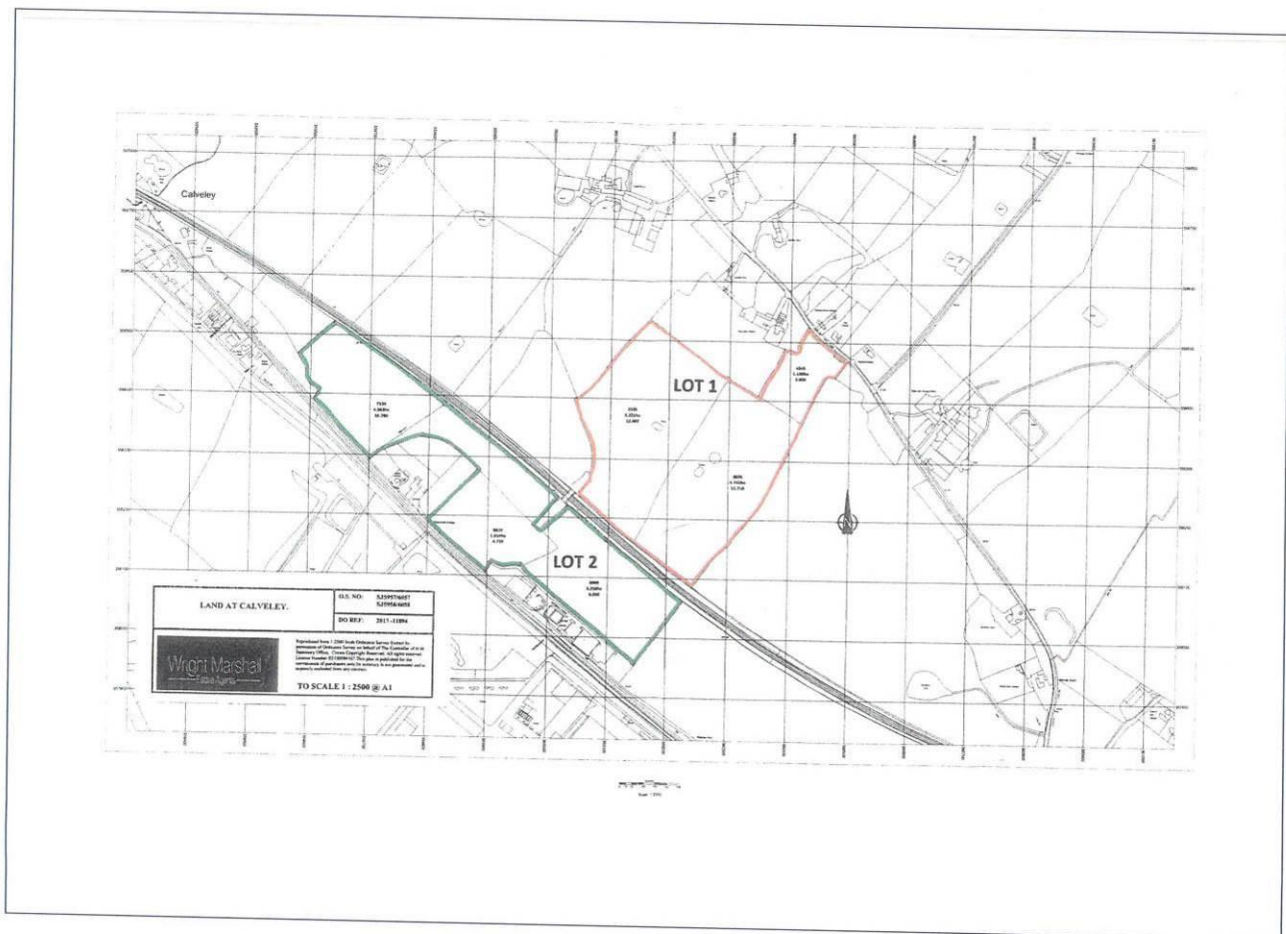
2 – Subjective comments in these Sale Particulars reflect the opinion of the selling Agents at the time the Sales Particulars were prepared. 3 – All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. 4 – The vendor does not make or give, nor Wright Marshall or any people in their employment have any authority, to make or give any representations of warranty whatsoever in relation to this property. 5 – Before placing any reliance whatsoever upon any oral representations or warranty affecting or concerning the property or any part thereof by whomsoever given, all intending purchasers should obtain written confirmation thereof from Wright Marshall.

6 – The agents have not checked the legal documents to verify the freehold status of the property. Prospective buyers are advised to obtain verification of this from their solicitors or surveyors. 7 – Those intending to view the property have a duty in all cases take care for their own safety and they inspect entirely at their own risk. Neither the vendor or the agents accept any responsibility for loss or injury.

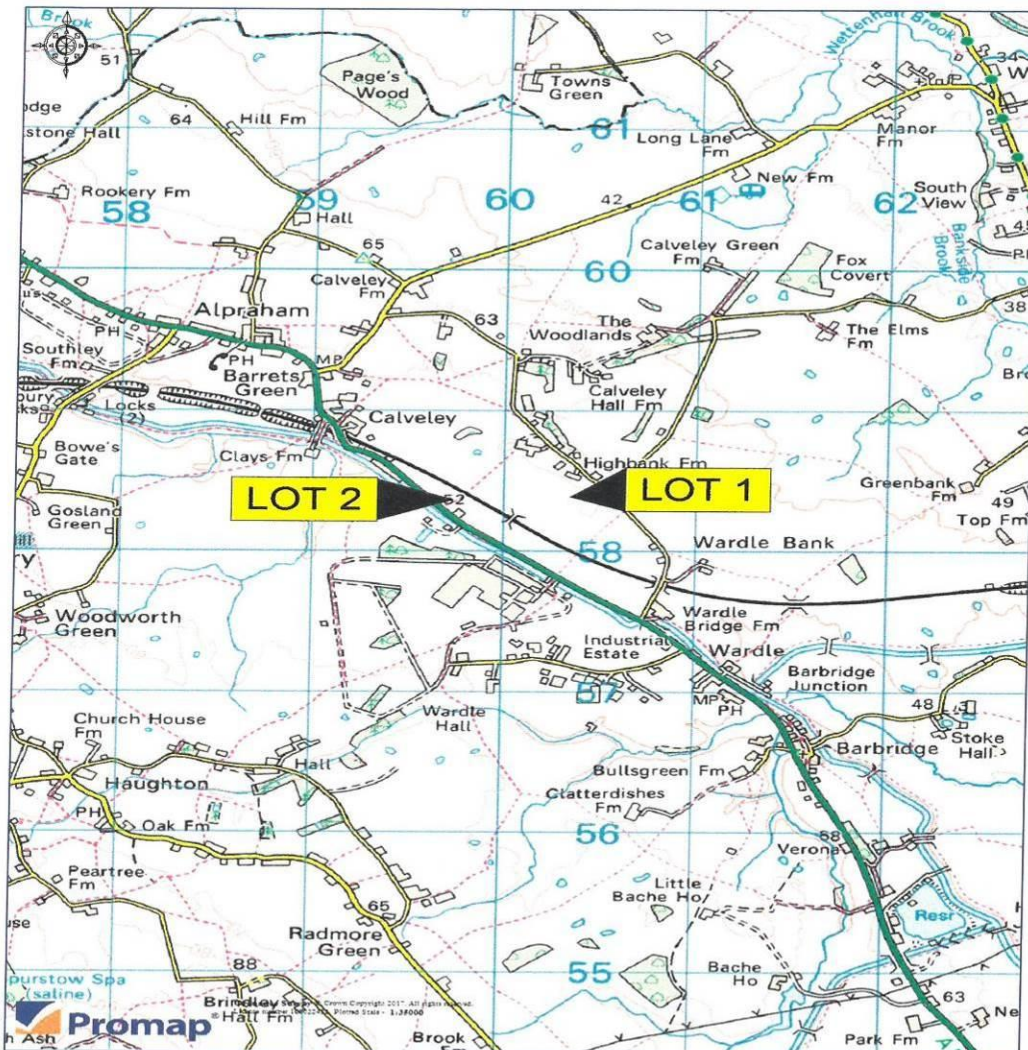
MISREPRESENTATION ACT 1967

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.
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3. No person in the employment of Wright Marshall has any authority to make or give any representation or warranty whatever.



Land at Calveley - Location Plan



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



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