



LAND AT ROWLEY BANK LANE, HIGH LEGH, KNUTSFORD, WA16 0QT

- 25.36 acres (10.26 hectares) available as a whole or in up to 2 Lots
- Lot 1 – 12.24 acres
- Lot 2 – 13.12 acres
- Grade 3 arable land with woodland and ponds

GUIDE PRICE
£355,000



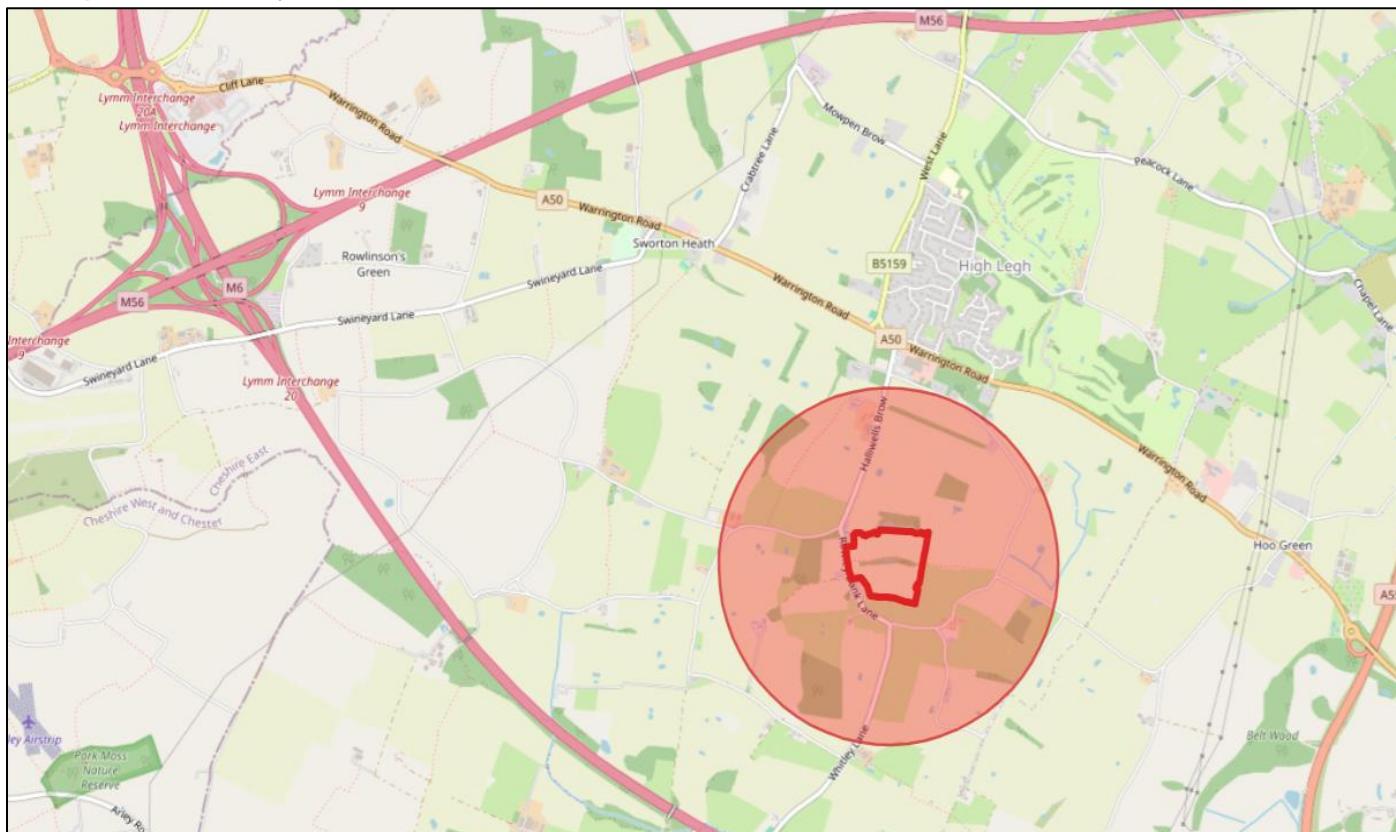
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- Available in 2 Lots
- Close to Local Amenities
- Grade 3 arable land
- Close proximity to M6, Junction 20
- Freehold with vacant possession
- Subject to vacant possession

Location and Background

The land is located with frontage onto the adopted highway known as Rowley Bank Lane in High Legh and has gated access to each Lot. The village of High Legh is approximately 0.7 miles to the north, and the centre of Knutsford is approximately 5.6 miles to the southeast.

What3words: //jumbled.paints.unearthly

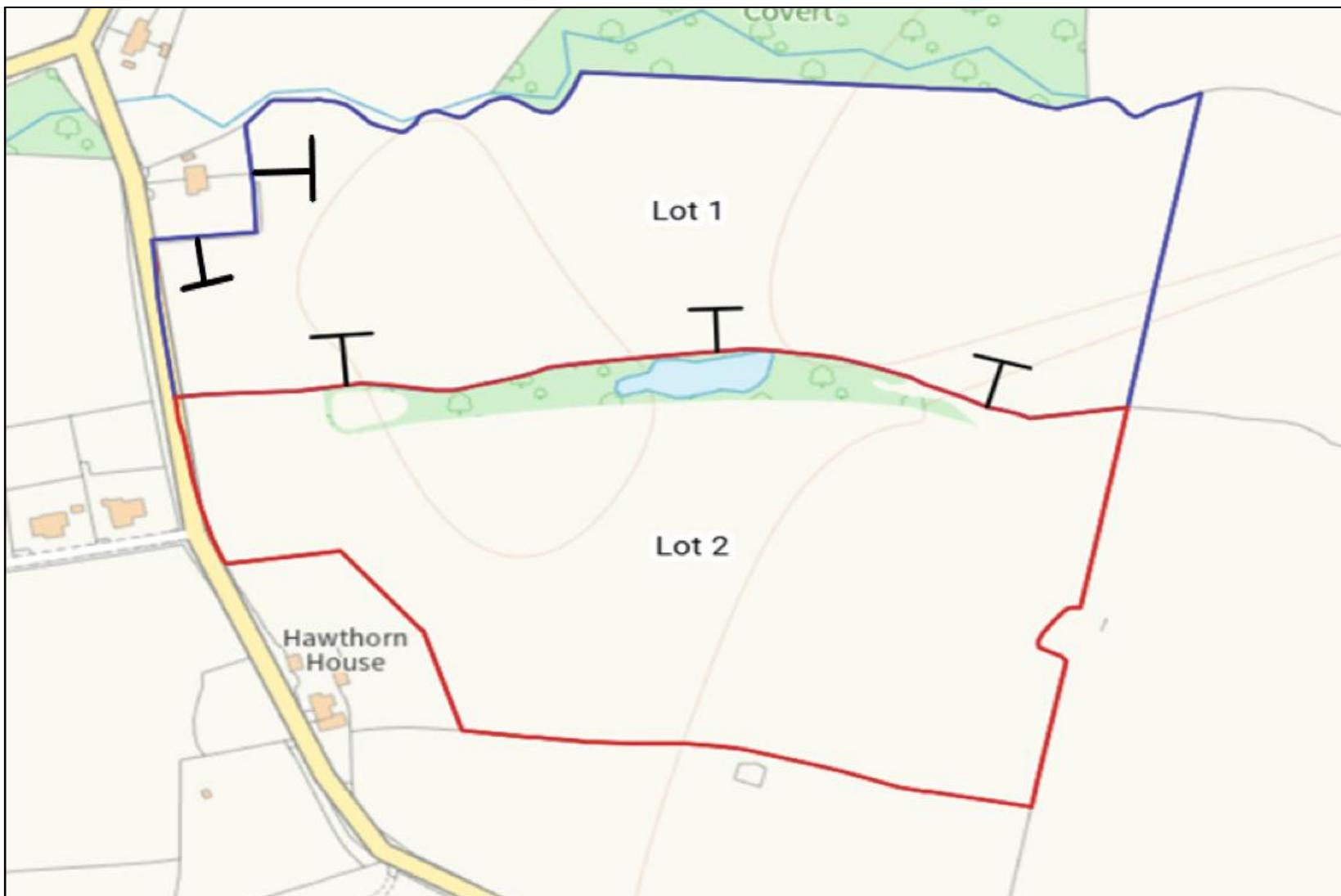


For identification purposes only. Not to scale.



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Lotting Plan



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Description

Lot 1

This field extends to approx. 12.24 acres and is edged blue on the sale plan. It is being used for arable cropping. A recent cropping history is available on request.

A footpath runs along the southern most boundary are shown on the sale plan.

The successful purchaser will be responsible for erecting and maintaining a stockproof fence (where there isn't already one in place) along the boundary marked with inward facing T marks on the sale plan within 2 months of the sale completing.

Lot 2

This parcel extends to approx. 13.12 acres and is edged red on the sale plan. It is being used for arable cropping. A recent cropping history is available on request. There is a small wood to the northmost boundary with several small ponds.

Soil

Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. Mostly suited to grass production for dairying or beef; some cereal production often for feed. Timeliness of stocking and fieldwork is important, and wet ground conditions should be avoided at the beginning and end of the growing season to avoid damage to soil structure.

Flood Risk Zone

The land is within Flood Risk Zone 1 which has a low probability of flooding.

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements, whether or not defined in the sales brochure. The selling agents are aware of a public footpath which runs east to west along the southern boundary of Lot 1.

Tenure and possession

Freehold. A cereal crop will be harvested in summer 2026, after which time vacant possession will be granted upon completion.

Method of sale

Private treaty. Please contact Stephen Buckingham to discuss on 07719081579 or by email to stephen@buckinghamlp.co.uk.



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Sporting Rights

It is the Vendors intention to retain the sporting rights over the land, however, offers to include the sporting rights will be considered.

Viewings

Viewings are strictly by appointment only with the selling Agents, contact on 07719081579 or by email to stephen@buckinghamlp.co.uk.

Joint Agents

Buckingham Land & Property LLP

Fazakerley Sharpe

Plans, Schedules and Boundaries

The plans and schedules within these particulars are based on the Ordnance Survey data and provided for reference only. These plans are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendors, nor the vendor's agent will be responsible for defining the boundaries of the ownership thereof

Anti-Money Laundering Regulations Compliance

Please bear in mind that the Agents will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We may also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.