



Land at Acton Bridge Nr Northwich, CW8 3QP

- 20.95 ACRES
- A UNIQUE OPPORTUNITY TO ACQUIRE PRIME AGRICULTURAL LAND
- WELL DRAINED GRAZING PASTURE
- STOCK PROOF FENCING
- GATED ACCESS FROM WETTON LANE

DESCRIPTION

The freehold of this land in Acton Bridge is a rare opportunity to purchase good quality grazing land. The land would be well suited to farming, equestrian or amenity purchasers offering a quiet, rural location close to road networks. The land has predominately been used for grazing of sheep and cutting for hay/silage. The land is currently divided into three fields with some mature trees to the boundaries and a small spinney of trees with pond. The land abuts the River Weaver to one boundary.

ACCESS

Full right of access over Wetton Lane.

EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The land is subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or not.

TOWN AND COUNTRY PLANNING ACT

The land notwithstanding any description contained within these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice, which may or may not come to be in force but also subject to any statutory provision or by law, without obligation on the part of the vendor to specify them.

SINGLE FARM PAYMENT ENTITLEMENTS

No entitlements are currently being claimed.

LOCAL AUTHORITY

Cheshire West and Chester

TENURE

Freehold.

SERVICES

No services are available on the site.

DIRECTIONS: What three words: snap.trifling.flanks

Turn off the B5153 Station Road at the Hazel Pear Inn onto Hill Top Road and follow the road for approximately half a mile. Proceed into the village of Acton Bridge and just before you leave the village, Wetton Lane will be seen on your right-hand side. Proceed down passing the houses on your right-hand side. Proceed up the farm track and the gated entrance will be seen on your right-hand side, clearly marked by a for-sale board.

VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

AGENTS NOTES

- Ariel shots are for identification purposes only and not to be relied upon.



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