



LAND AT NORLEY ROAD

Sandiway, Cheshire,
CW8 2JN

A unique opportunity to acquire prime
agricultural land.

- Well drained arable and amenity land.
- Mains water is easily accessible
- Access from Norley Road and nearby A556
- Approx. 10.00 acres in total.



LAND AT NORLEY ROAD
Sandiway, Cheshire CW8 2JN



Situation

The freehold of this land on the outskirts of Sandiway is a rare opportunity to purchase quality arable land or land suitable for a mixture of uses, including equestrian. The land has predominately been within an arable rotation for a nearby dairy farm.

The land equates to just over 10 acres in one field. The boundaries are a mixture of mature hedgerow, stock fencing and post and rail. There is good access from Norley road and the land is situated nearby the A556.

The land is situated on the outskirts of Sandiway and could be seen to have long term development potential. The land will be sold subject to a clawback agreement.

Local Authority

Cheshire West and Chester

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 property 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.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jacksonequestrian.com
jackson-property.co.uk
Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.