



Wright Marshall
Estate Agents

**LAND ADJOINING HALL LANE, KELSALL,
TARPORLEY, CW6 0QY**



A single field enclosure of 0.6104 acres laid to pasture with extensive road frontage.

Sale particulars of this interesting parcel of pasture land provides nearby householders, equestrian and agricultural enthusiasts an excellent opportunity to acquire a useful paddock within Kelsall village.

It is being offered for sale as existing and speculatively subject to planning, now or in the long term may have possible alternative uses, some of which may require planning permission however it is being offered for sale based on its current use.

The land forms an ideal shape, laid to pasture with frontage to Hall Lane but enjoys a right of way over the driveway leading to Kelsall Hall and Kelsall Hall Barns. Its total area being 0.6104 of an acre.

EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The land is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

In particular the land has a right of way over the cross hatched area which leads to Kelsall Hall and Kelsall Hall Barns.

BOUNDARY RESPONSIBILITIES

The purchaser shall be responsible for erecting a sound and stock proof fencing on any unfenced boundaries. This obligation to be undertaken within 3 months of completion.

RESERVATION OF DEVELOPMENT RIGHTS

In the event that planning permission is granted that enhances the value over and above the existing use value the vendors reserve a 40% increase in the value for a period of 25 years.¹

LOCAL AUTHORITIES

Cheshire West and Chester Council - Tel : 0300 123 8 123
Scottish Power - Tel : 0845 7 292 292
Defra, Crewe - Tel : 01270 754000
United Utilities - 0845 746 2200

TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of sale, 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 and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

OS SHEET AREAS

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.

VIEWING

At any convenient time upon production of the sale particulars.

SALE PARTICULARS

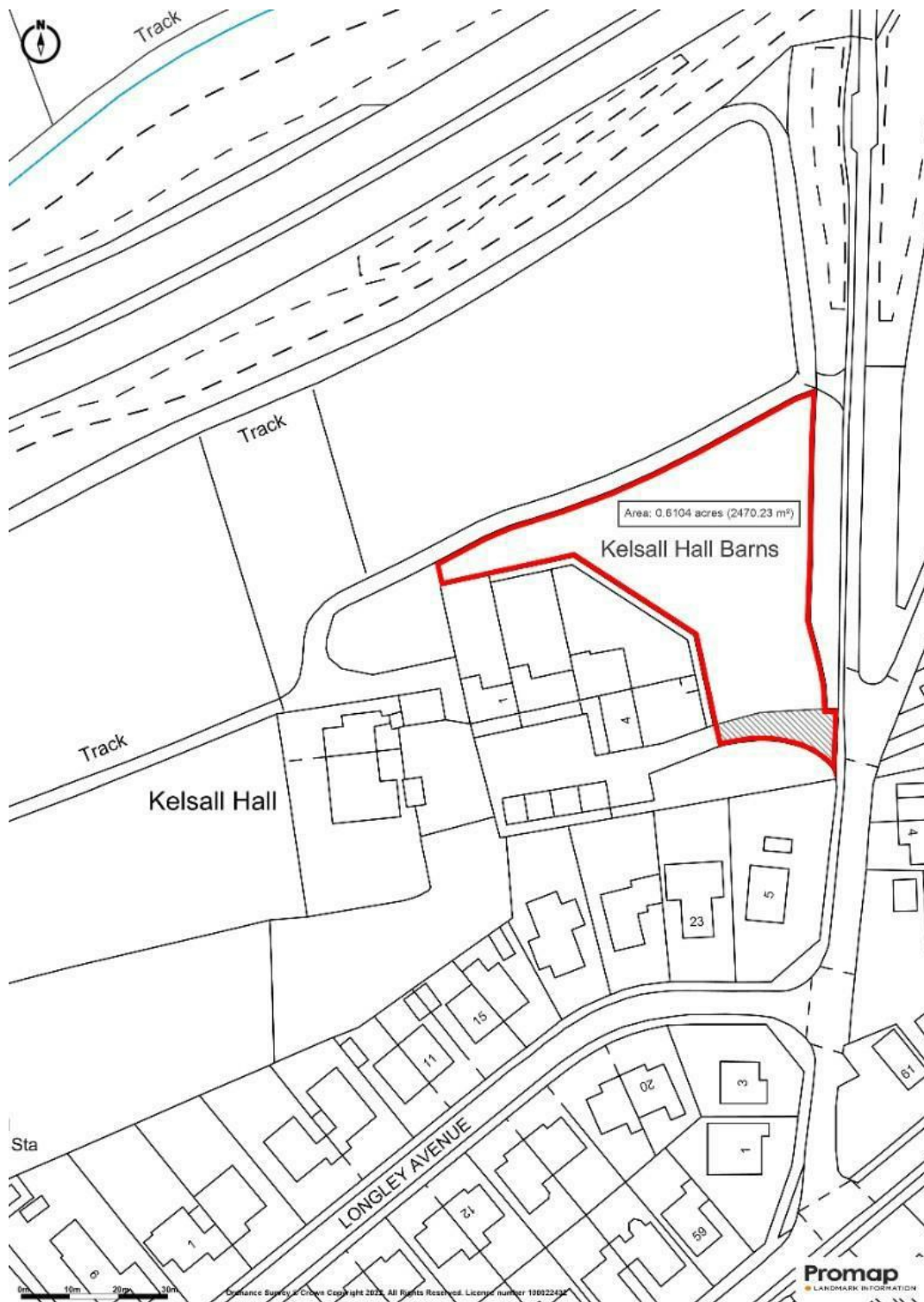
The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor

in any circumstances will they give grounds for an action in law.

ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements