

## 86.14 ACRES (34.86 HECTARES) OF PRODUCTIVE TEMPORARY AND PERMANENT GRASSLAND FOR SALE

LAND AT SUTTON HALL | ASTON LANE | SUTTON WEAVER | NEAR RUNCORN |  
CHESHIRE | WA7 3ED



- AVAILABLE IN 1 LOT
- TWO VEHICULAR ACCESS POINTS
- MIX OF TEMPORARY GRASS (PREVIOUSLY ARABLE) AND PERMANENT GRASS
- FOR SALE VIA PRIVATE TREATY



## DESCRIPTION

The land totals 86.14 acres (34.86 Hectares) and is down to temporary and permanent grass.

The land is accessed via two road side gates off Aston Lane. This attractive block of land (formally part of Sutton Hall Golf Club) has been returned to agricultural land all of which is productive arable/ grassland. The land is classified as Grade 2 and is designated as a Nitrate Vulnerable Zone.

The three most northern fields (with road side access) have been in an arable rotation totalling 57.22 Acres (23.16 Hectares). The two southern fields are both down to permanent grass totalling 28.92 Acres (11.70 Hectares).

It is worth noting the internal fence line is not the boundary. The boundary is as per the plan overleaf.



Field no	Acres	Hectares	Cropping		
			2023	2022	2021
SJ5479 6901	12.69	5.14	Potatoes/ TG	Potatoes	Temporary grass
SJ5478 8994	11.86	4.80	Potatoes/ TG	Potatoes	Temporary grass
SJ5478 5968	32.67	13.22	Potatoes/ TG	Permanent Grass	Permanent Grass
SJ5478 3273	17.06	6.90	Permanent	Permanent	Permanent Grass
SJ5478 4447	11.86	4.80	Permanent	Permanent	Permanent Grass
	<b>86.14</b>	<b>34.86</b>			



## LOCATION

The land is located to the south of Aston Lane, Sutton Weaver WA7 3ED, situated two miles north east of Frodsham.

What3words: [///waggle.worm.nobody](https://www.what3words.com/#!/waggle/worm/nobody)

## BASIC PAYMENT SCHEME

The Vendors have claimed the BPS for 2023, and as the scheme is now de-linked, there are no entitlements available. The purchaser must comply with Cross Compliance requirements for the remainder of the calendar year. We are not aware of any Stewardship Schemes or similar.

## SERVICES

There are no mains services connected to the land.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights, including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

## VIEWING

To be arranged by appointment via the agent.





## FORESTRY COMMISSION REQUIREMENTS

A felling licence was applied for in 2021 to fell the remaining internal trees forming part of the former golf course. As part of the felling licence the following conditions were imposed:

1. Before 30th June 2027 the land marked on the attached plan must be; (as coloured blue on sale particulars, for indicative purposes only)
  - A) Adequately prepared for planting
  - B) Planted with 40% mixed broadleaves 30% oak (robur/petraea) 30% birch (downy/silver) to achieve not less than 1650 stems per hectare evenly distributed over the site.
2. For a period of 10 years from the planting:
  - A) The plants must be protected against damage and be adequately weeded.
  - B) Any failure or losses should be replaced as necessary to provide a stocking or not less than 1650 stems per hectare evenly distributed over the site
  - C) Any replanting must be maintained in accordance with the rules and practice of good forestry.

A copy of the full felling licence is available on request.





## TENURE & POSSESSION

The property is sold freehold and with vacant possession on completion.

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

## DEVELOPMENT RESERVATION

The land will be sold subject to a development reservation, in the event that planning permission is granted that enhances the value over and above the existing use value, the vendors reserve 30% of the increase for a period of 25 years from completion of the sale.

## SALE PLAN

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

## MONEY LAUNDERING

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

**SELBY RURAL**  
**01829 423183**

**Tom Selby**

07590 614002

[tom@selbyrural.co.uk](mailto:tom@selbyrural.co.uk)

**SELBY RURAL LLP.**

**The Old Dairy, Golborne Hall, Milton Green, Tattenhall, Chester CH3 9DR**

**Company Registration No: OC443381**

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2023