

**FOR SALE BY INFORMAL TENDER**



**MELLER SPEAKMAN**

SINCE 1836

**Land at Broughton Farm, Wistaston, Crewe – 86.36 Acres**

**Offers in Excess of £1,500,000**



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**A RARE AND UNIQUE OPPORTUNITY TO ACQUIRE 86.36 ACRES OF AGRICULTURAL LAND ON THE URBAN FRINGE WITH FUTURE DEVELOPMENT POTENTIAL (Subject to Planning)**

**DESCRIPTION**

A rare and unique opportunity to acquire 86.36 acres (34.95 hectares) of productive Grade 3 agricultural land with development potential (subject to planning), situated in one block off Rope Lane on the fringe of Wistaston, Crewe. The land lends itself to a variety of uses and is currently used for both arable cropping and livestock grazing.

Whilst the land is currently used for commercial agriculture, the land has potential for development (subject to planning) and is currently being promoted for development under an Option Agreement in favour of Story Homes Limited.

**DIRECTIONS AND ACCESS**

From Crewe Train Station travel along the A534 for 1.7 miles, take a left hand turn onto Rope Lane. Follow Rope Lane for approximately 0.4 miles and take a right hand turn onto a private track.  
WhatThreeWords: bulbs.truffles.lungs

**METHOD OF SALE**

The Land is for sale in one lot by way of Informal Tender. Please submit all tenders on the 'Form of Tender' attached by 12 noon, Friday 26 July 2024 to Meller Speakman, Aus-Bore House, 19-25 Manchester Road, Wilmslow, SK9 1BQ clearly marked as "Land at Broughton Farm, Wistaston".



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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## TENURE

The Land is held on a freehold basis and is subject to a 1-year fixed term Farm Business Tenancy agreement, made under the Agricultural Tenancies Act 1995. This Tenancy shall automatically come to an end upon expiry of the contractual term on the 31 March 2025.

## CURRENT OPTION AGREEMENT

The Land is sold subject to an Option Agreement in favour of Story Homes Limited for a period of up to 20 years commencing in 2021. Further details are available on request from the Vendors agent.

## WAYLEAVES, EASMENTS AND RIGHTS OF WAY

The Land is sold subject to all existing Easements, Wayleaves and Rights of Way. Whether public or private, or wayleaves, easements and any other Rights specially referred to or not.

## BASIC PAYMENT SCHEME (BPS)

No BPS entitlements are included in the sale.

## SERVICES

The land is served with by a mains water connection. Interested parties are encouraged to undertake their own investigations on services.

## MINERAL AND SPORTING RIGHTS

Mineral and sporting rights are to be included within the sale, so far as they are held by the Vendor.

## TOWN AND COUNTRY PLANNING ACT

The Land, notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## OVERAGE

The Land will be sold subject to an overage provision in favour of the Vendor whereby the Vendor shall be entitled to 30% of the uplift in value resulting in any use other than agricultural or equestrian. This will remain in place for 30 years and will be triggered upon the grant of planning or if a change of use is implemented.

## VIEWINGS

Accompanied viewings are available through prior appointment via the Vendors agent.

## VENDORS AGENT

Ben Pester MRICS  
Tel: 01625 468792  
Email: [ben.pesther@mellerspeakman.com](mailto:ben.pesther@mellerspeakman.com)



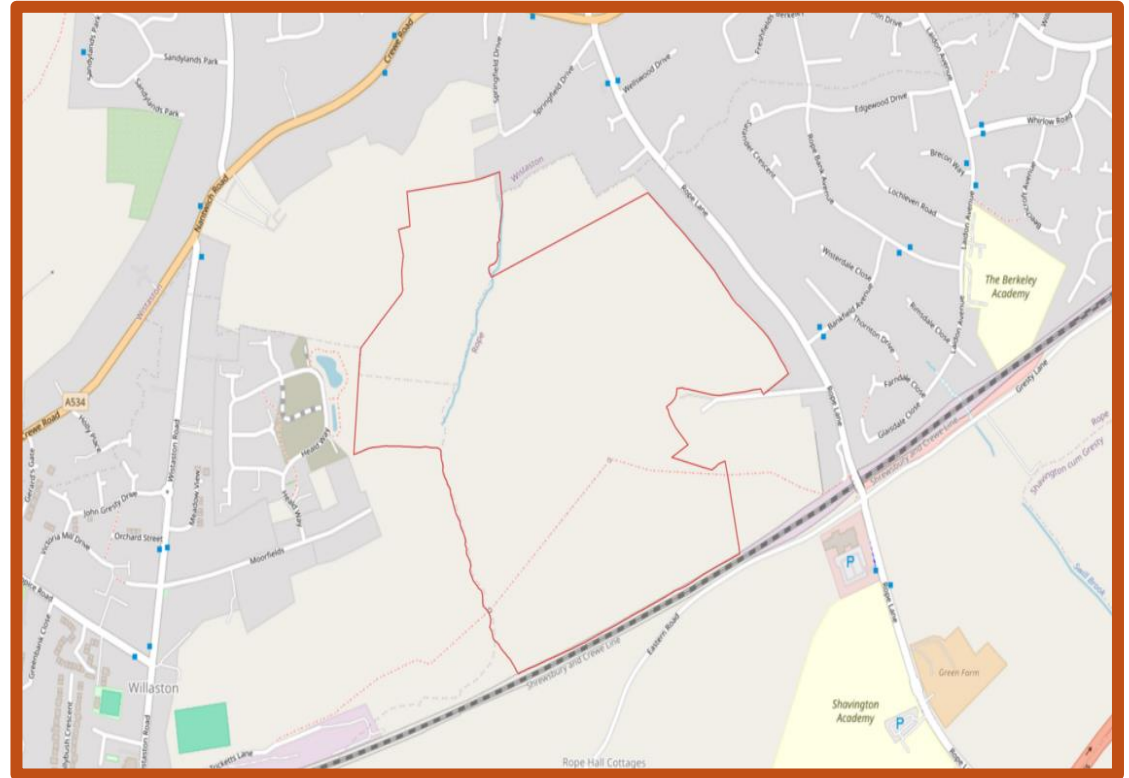
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## MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering legislation and must therefore obtain evidence of the identity and proof of address of potential purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance survey sheet, prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.



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