



## For Sale by Private Treaty Land on School Lane, Raby, Wirral, CH64 7TZ

### SUMMARY

An excellent block of agricultural land on School Lane, Raby, Wirral for sale as a whole or in three lots.

Lot 2 is a parcel of pasture and woodland totalling 12.22 acres (4.94 ha) currently used for grazing and mowing purposes with water to a trough. Secondary access is also available off Upper Raby Road.

Lot 3 is a parcel of arable ground totalling 23.74 acres (9.61 ha) with approximately 19.73 acres being arable ground and 4.01 acres being woodland.

Lot 4 is further arable ground totalling 29.95 acres (12.12 ha) with a thin strip of woodland to the rear boundary.

The land is marketed alongside Cherry Farm, Upper Raby Road which is listed in advertising as Lot 1 and is available as a whole or in separate lots. Please contact the selling agents for further information. Please note that Rostons are joint agents with Meller Speakman on both sales.

### DIRECTIONS

what3words locations:

Lot 2 - [///memo.fortunate.grin](#)

Lot 3 [///news.locals.push](#)

Lot 4 [///famed.steps.refers](#)

### VIEWINGS

Viewings by appointment with the selling agents.

Lot 2 Offers Over £150,000 / Lot 3 Offers Over £250,000

Lot 4 Offers Over £325,000

## OVERAGE

There is no overage included with the sale.

## SERVICES

Mains water to lot 2, but not to lots 3 and 4.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 10" described as freely draining slightly acid sandy soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The purchaser will be responsible for fencing boundaries.

## ACCESS

Access via the gateways on School Lane.

## AGRI-ENVIRONMENTAL SCHEMES

The land was previously eligible for the Basic Payment Scheme but no payments are included with the sale. The land may also be eligible for various agri-environmental schemes.

## TENURE & TITLE

Freehold with vacant possession upon completion.

## TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## 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.

## MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group & Meller Speakman remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

For the avoidance of doubt, our client is under no obligation to accept the highest offer or indeed any offer. All parties will be informed once a decision has been made but if there is one or more offers that are similar or make different assumptions we reserve the right to ask for further offers or clarification of existing offers.

## SELLING AGENTS

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Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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