

For sale by auction

Land at Calveley Green Farm Calveley, Tarporley



on Wednesday 15th February 2017 at 7.00pm
at The Swan Hotel, High Street,
Tarporley, Cheshire CW6 0AG

Land at Calveley Green Farm

Cholmondeston Road, Calveley,
Tarporley, Cheshire CW6 9LF

Approximate distances

- Tarporley - 6.55 miles
- Nantwich - 6.5 miles
- Crewe Mainline Station - 12 miles
- Junction 14 M6 - 15 miles
- Chester - 17 miles
- Manchester Airport - 30 miles

Approximately 174.51 acres of good quality and well maintained farmland. Available in 5 lots.

Lot 1 - 135.28 acres

Lot 2 - 4.52 acres

Lot 3 - 4.00 acres

Lot 4 - 5.48 acres

Lot 5 - 25.23 acres

Situation

Calveley Green Farm is situated in the heart of the prime dairying area of Cheshire. The dairy industry in this locality is well serviced by related businesses such as vets, feed merchants and livestock markets, while the high quality of the land enables heavy crops of grass to be grown.

Whilst being located in an attractive rural area, the land is well-placed within the wider North West region and readily accessible to major transport networks such as the M6 motorway and mainline railway.

Description

The Land at Calveley Green Farm extends to approximately 174.51 acres in total. It is a level parcel of land, having a good depth of soil and capable of growing heavy crops of grass. The majority of the farm has been under-drained and plans will be made available to the purchaser. An inspection will reveal that the land has been farmed to a high standard.

Lot 1 - 135.28 Acres (edged red)

A really good block of grassland with frontage and gated access off Calveley Green Lane. The land is divided into conveniently sized fields for both grazing and fodder conservation generally enclosed within well-established hedges, the majority of which have been laid rendering them stock-proof.

Lot 2 - 4.52 Acres (edged blue)

A useful paddock nicely located at the end of the private drive leading to Calveley Green Farm house and buildings. The field will have the benefit of a right of way over the drive and is ideal for an equestrian purchaser or someone looking to keep small numbers of stock in a private location away from public roads.

Lot 3 - 4.00 Acres (edged pale blue)

A nice paddock with road frontage and gated access onto Calveley Green Lane. The purchaser will be responsible for erecting a stock-proof fence between the points marked A/B/C/D/E on the attached plan.

Lot 4 - 5.48 Acres (edged green)

Another useful paddock ideal for equestrian use and likely to be of interest to local householders and farmers. The purchaser will be responsible for erecting a stock-proof fence between the points marked F/G on the plan.

Lot 5 - 25.23 Acres (edged yellow)

An excellent block of pastureland accessed from the private drive leading to Calveley Green Farm. The parcel includes a small amenity wood extending to 0.47 acres.

Method of sale

Calveley Green Farm is offered for sale by Auction in five lots at The Swan Hotel, High Street, Tarporley on Wednesday 15th February 2017 at 7.00pm.

Services

Mains water will be available to all the lots.

Wayleaves, easements and rights of way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within these sales particulars. It is noted that a public footpath runs up the front drive alongside the woodland, before continuing in a north-easterly direction.

Local authority

Cheshire East Council.
T: 0300 123 5500.
W: www.cheshireeast.gov.uk.

Basic Payment Scheme

The land is eligible for basic payments and the entitlements will be transferred to the purchaser.

Directions

From Tarporley, take the A51 towards Nantwich. In the village of Alpraham, pass the Tollemache Arms on the right-hand side and after approximately 300m, turn left into Long Lane, signposted for Calveley School, Wettenhall and Darnhall. Continue for approximately ¼ mile and then fork right into Calveley Hall Lane and after a further ½ mile, turn left into Calveley Green Lane. The entrance to the farm will be seen on the left-hand side, a short distance after passing Calveley Primary School.

Viewings

Strictly through the selling agents Fisher German LLP.
T: 01244 409660; E: chester@fishergerman.co.uk.

Legal matters

It is understood the property is freehold and vacant possession will be given upon completion. Completion is to be within 28 days of the Auction.

Solicitor

Butcher & Barlow Solicitors, Gadbrook Park, 3 Royal Mews, Gadbrook Park, Northwich, CW9 7UD (Ref: Graham Gigg).
T: 01606 334309; E: ggigg@butcher-barlow.co.uk.

On the auction day

Make sure you arrive at the auction in good time to check with the vendor's solicitor for any changes relating to the lot you are interested in. Upon arrival please register at which time you will be given your personal number for bidding. Also listen out for any announcements about the lot in the auctioneer's opening remarks. Proof of identification will be required.

When the lot is sold

Before the hammer goes down the auctioneer will point to the highest bidder and will state the final amount bid. Once the hammer falls there is a legally binding contract which is subject to the conditions of sale.

Deposit and money laundering

Buyers of lots will be required to pay a 10% deposit on the night of the Auction. Deposits can be paid by debit card, credit card, bankers draft or cheque. Please note that we do not have a policy to accept cash payments for the deposit. Furthermore, as recommended as good practice by the RICS, we shall require proof of identification from the purchaser in the form of a photographic driver's licence or passport along with a recent utility bill showing the purchaser's name and home address. Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher

German has any authority to make or give representation or warranty on any property.

Guide price

Any published guide prices are purely an indication of the price that the auctioneers consider that the lot might be sold for. It is the prospective purchaser's responsibility to decide how much to bid for any lot and the published guide prices should not be treated as being a valuation. Please note the guide prices may change. Please check with the auctioneers.

Legal pack/special conditions

The vendor's solicitors have put together a Legal Pack which generally includes the Special Conditions of Sale, Draft Contracts, Pre-Contract Responses, the Land Registry Office Copies/Epitomes of Title, etc. The property will be sold subject to the Legal Pack. We advise prospective purchasers to inspect these and satisfy themselves on all legal/title issues prior to the auction as they will be required to sign the contract at the auction. The Legal Packs will not be read out at the auction. A purchaser will be deemed to bid in full knowledge of the relevant Legal Pack. They will also be deemed to have read and understood any auctioneer's announcements made at the auction. In the event of any inconsistencies between any statement by Fisher German LLP and the Legal Pack the latter shall prevail.

Professional advice

Fisher German strongly recommend that bidders consult their own legal and professional advisors prior to bidding.

Proxy/telephone bidding

The auctioneers do not accept telephone bids at this auction. We would strongly recommend that you attend the auction sale. Alternatively, you may instruct a representative to bid on your behalf at the auction, but you must ensure that they are provided with authority to bid for you, funds for the deposit and proof of identity both for the purchaser and themselves. If you do not have a representative, we can recommend a local solicitor who may be able to act for you and as a final resort we can sometimes provide a representative from Fisher German to act as agent (Terms and Conditions apply).

Copyright

These details are protected under Copyright 2009. Any Ordnance Survey plans have been produced under Crown Copyright 2009 with all rights reserved under Licence Number 100020449. You must seek Fisher German's permission before reproducing any part.

Photographs taken August 2015 and particulars produced December 2016.

