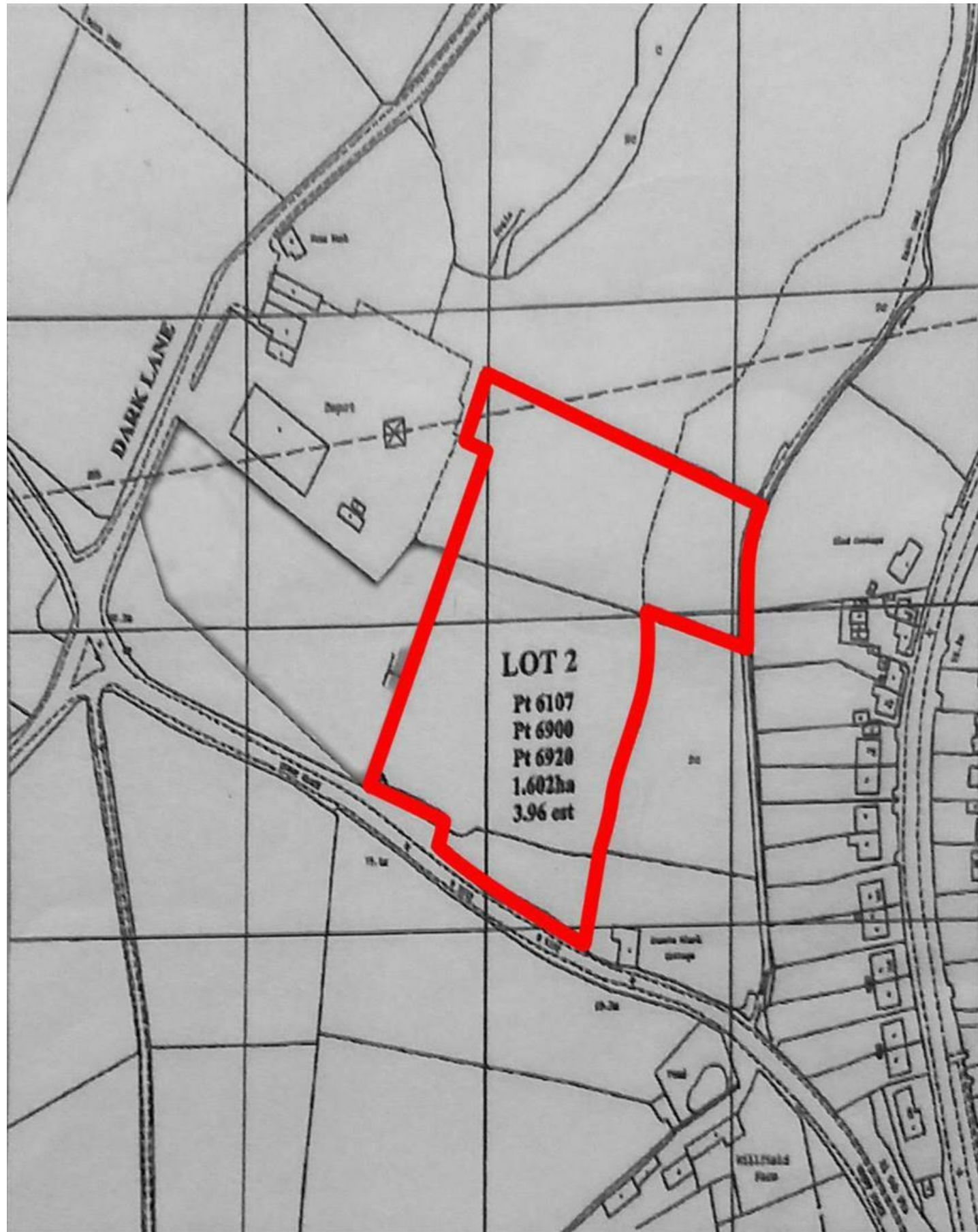




Wright Marshall
Estate Agents

LAND ON THE NORTH SIDE OF GUESTS SLACK
LANE , KINGSLEY, FRODSHAM WA6 8BS

£70,000



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



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Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

The land is around 3.96 acres in size and offers a wonderful opportunity to own a quiet piece of Cheshire countryside with far reaching views. With private gated access from the road the land could be grazed, used for growing vegetables for self-sustainability or simply enjoying dog walks and your own space.

The land comes with no overages and no chain and isn't to be sold subject to planning permission.

SCHEDULE OF LAND

3.96 acres Land Registry Title CH551294

LOCATION

Located at the junction of Dark Lane and Guests Slack Lane. The land is aprox. 0.5 mile from Kingsley village, 2.5 mile from Frodsham, 4 miles from Sandiway, 10 miles from Chester & 7 miles from Northwich.

EASEMENTS & WAYLEAVES

The land is sold subject to all existing wayleaves of electricity, pipelines and all public rights of way, whether specified or otherwise. The land is crossed by an overhead electricity high tension line.

RIGHT OF WAY

The land enjoys a right of access over the adjoining works which were reserved in a previous conveyance

TENURE

Freehold with vacant possession upon completion