



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.

APPROX 1.4 ACRES of valuable accommodation land with two detached stable buildings. Nestled in the picturesque surroundings of Church Minshull the plot presents a unique opportunity for equestrian enthusiasts or indeed anyone requiring rural facilities for animals or other appropriate pursuits. The land being divided into three areas ensures manageability and also the ability for vehicular access via the timber gated entrance. There is one larger brick built stable building / storage facilities and an additional timber stable building. The location itself is a tranquil haven, offering a peaceful retreat from the hustle and bustle of urban life. Surrounded by stunning countryside, residents can enjoy scenic rides and walks right on their doorstep.

DESCRIPTION

Nestled in the picturesque surroundings of Wades Green, Minshull Lane presents a unique opportunity for equestrian enthusiasts. A valuable piece of accommodation land (approx 1.4 acres) situated in a sought-after position within Church Minshull. The land is accessed via a timber gate which opens to an access track (suitable for vehicles, horse boxes etc). There are 2 stable buildings situated on the plot with the principle building is brick built and of a good size with ample space for horses, tack, hay etc. Additionally there is a timber building also providing stabling. There is a principle larger field, ideal for ponies or indeed other uses if required and a smaller area with natural pond. Each area is fenced with ranch style timber fencing.

DIRECTIONS

Proceed from the agents Nantwich office along hospital straight to the mini roundabout. Take the first exit. At the churches Mansion roundabout. Take the second exit and proceed along Millstone Lane. At the traffic lights continue ahead, passing Barony Park on your right hand side and continue through the traffic lights to the large Reese Heath roundabout. Take the second exit leading no delete Directions proceed from the agents Nantwich office along hospital straight to the mini roundabout. Take the first exit. At the churches Mansion roundabout. Take the second exit and proceed along Millstone Lane. At the traffic lights continue ahead, passing Barony Park on your right hand side and continue through the traffic lights to the large Reese Heath roundabout. Take the second exit signposted, Worleston and church Minshull. Continue along this road, passing the entrance to Reese Heath College and proceed through the village of Worleston passing the Venetian Marina, on the right hand side, and continuing towards the village of church Minshull. Take the left turn into Minshull Lane and the site will be observed on the right hand side.

LOCATION - CHURCH MINSHULL

Church Minshull is essentially rural in character & a picturesque 17th Century black & white Cheshire village which is situated alongside a Roman crossing point on the River Weaver just off the A530 Nantwich to Middlewich Road. Church Minshull makes a delightful base in which to live, whether in retirement, or, if requiring to commute, the village is within easy reach of Nantwich and Crewe both about 5 miles distant. Crewe railway station offers a 1hr 30min Intercity rail service to London Euston. Leighton Hospital is 2 miles. Winsford 4 miles and Tarporley with a full range of village amenities is some 9 miles to the West. Northwich is

10 miles north and the City of Chester lies some 20 miles to the West. Junctions 16 (South) and 18 (North) on the M6 motorway lies about 10 miles to the East, facilitating commuting to Manchester and The Potteries. Manchester International Airport is less than 1 hrs drive to the north via the M6 and M56 and offers the gateway to Europe and beyond with schedules flights to most major cities of the World. The Village Church St Bartholomews was rebuilt in 1702 and contains the vault of Field Marshall George Wade - Commander of the Kings Army during the 1745 Jacobite rebellion. John Milton, the poet married Elizabeth Minshull in 1660 who lived opposite the church in one of the oldest surviving properties, Church farm, with its traditional magpie porch jutting out on pillars. The Badger Inn Public House, built in the 18th Century is located next to the Village Church and offers a wide range of traditional beers, a broad selection of wines, fresh food and accommodation.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

DEVELOPMENT CLAUSE

Please note a development clause is applicable should a buyer obtain planning permission on the land (45% of any enhanced value over a period of 21 years).

EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The land is sold subject to any existing easements, wayleaves and rights of way, whether specified or otherwise.

TOWN & COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

TENURE

Freehold subject to verification through pre contract enquiries.

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

ALL MEASUREMENTS

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.