

LITTLE BUDWORTH – FOR SALE BY INFORMAL TENDER

Image for illustrative purposes only



Land Rear of Shrewsbury Arms, Little Budworth
21.07 Acres - Offers in Excess of £300,000 + VAT



MELLER SPEAKMAN
SINCE 1836

21.07 Acres of Land Rear of Shrewsbury Arms, Little Budworth - £300,000 + VAT

DESCRIPTION

Meller Speakman are delighted to bring to the market an opportunity to acquire 21.07 acres of productive land capable of both arable cropping and grassland systems, with a small section of woodland. The land benefits from direct road access and is arranged in a number of well-defined parcels, bounded by a combination of fencing and established hedgerows.

This opportunity is expected to appeal to a wide range of potential purchasers, with the land well-suited to agricultural, equestrian or other uses, subject to the relevant consents. It enjoys strong access links, located just 4 miles from Winsford or 6 miles from Northwich and benefits from excellent connections to surrounding towns.

The Agricultural Land Classification details the land as Grade 3, which is good to moderate quality. The land is classified as Soilscape 10, freely draining slightly acid slightly sandy soils.

The purchaser will be required to erect and maintain a stock-proof boundary fence along the private access route that the vendor shall retain, as shown edged blue on the plan attached. The track itself will not affect the access to the rear field and shall be managed and maintained by the neighbouring public house with the stock-proof fence to be maintained by the purchaser.

TENURE

The Land is held on a freehold basis with vacant possession being provided on the 14 October 2025.

DIRECTIONS AND ACCESS

From Cuddington Train station, travel South along Tarporley Road for approximately 2 ½ miles. Turn left onto Lorgstone Lane, then after approximately 1 mile the land is located on the left as indicated by Meller Speakman sale boards. What3Words: Slices.cooked.talking

METHOD OF SALE

The Land is for sale as a whole, by way of Informal Tender. Tender forms are available on request and are to be submitted and received by 12 noon, Friday 15th August 2025 to Meller Speakman, Aus-Bore House, 19-25 Manchester Road, Wilmslow, SK9 1BQ clearly marked as "Land rear of the Shrewsbury Arms, Little Budworth".





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For Sale

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property 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.

RESTRICTIVE COVENANT

The land sale is to be sold subject to a restrictive covenant restricting the use of the land to agricultural and equestrian use. Further details are available upon request.

TOWN AND COUNTRY PLANNING ACT

The property 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.

SERVICES

The Vendors agents understand service connections are available nearby. Parties are encouraged to complete their own investigations into the services connected to the land.

MONEY LAUNDERING LEGISLATION

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

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet, prospective purchasers should check the contact 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.

VIEWINGS

Viewings are only available through prior appointment with the vendors agents via the contact details shown below:

Claudia Pearson

Claudia.pearson@mellerspeakman.com

Landline: 01625 486790

Ben Pester *MRICS FAAV*

Ben.pesther@mellerspeakman.com

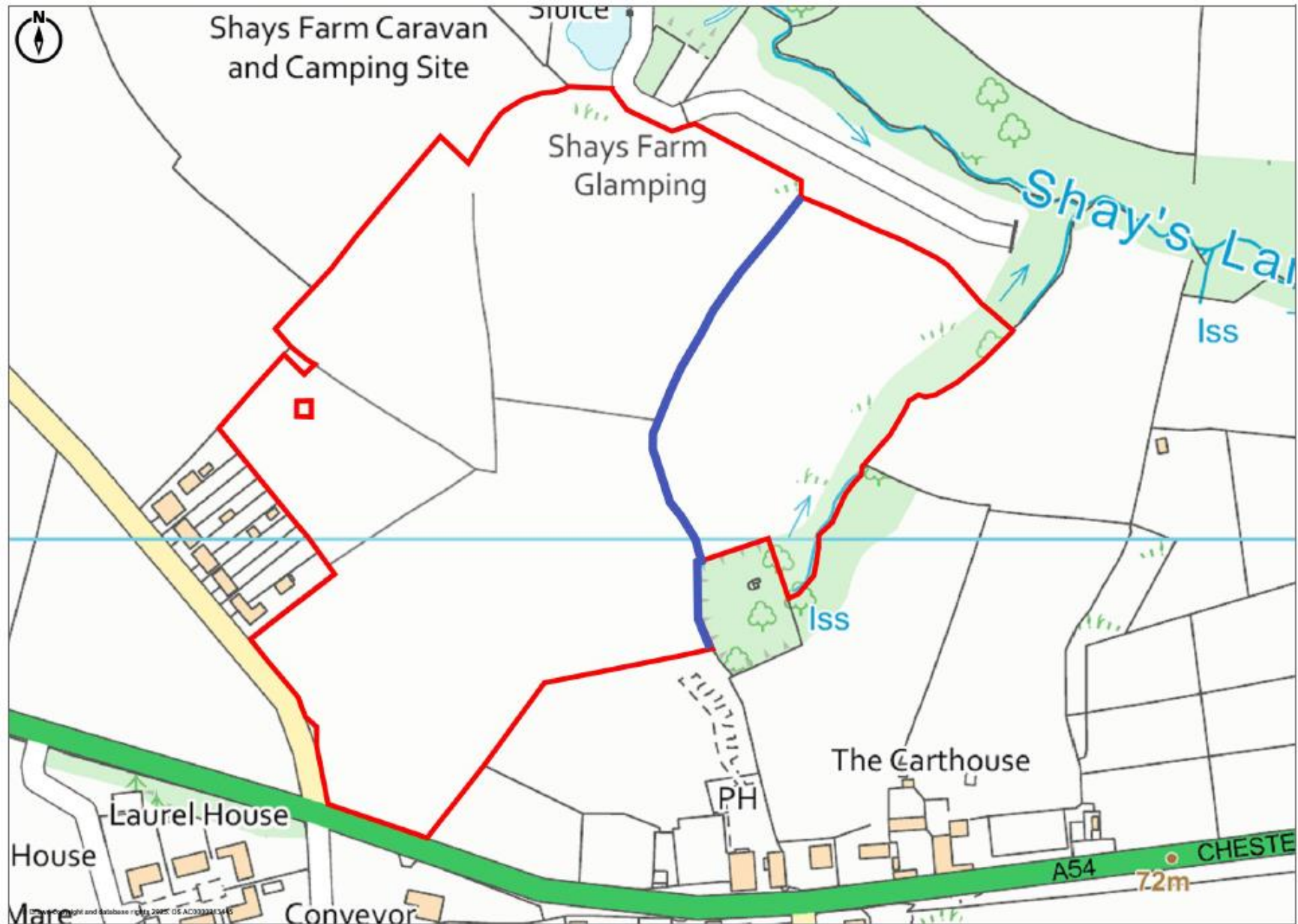
Landline: 01625 468780



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.

+44 (0)1625 468780

www.mellerspeakman.com



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LANDMARK INFORMATION

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Plotted Scale - 1:3500. Paper Size – A4



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