

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Daisy Paddock

near Cuddington, Cheshire. 4.13 acres of good quality grazing land with private water feed and excellent access for £89,000 (freehold)

A private gated and fenced paddock with its own water supply, ideal for rough grazing.

Daisy Paddock, Cuddington, Cheshire



Description

A fantastic opportunity to own a high quality plot of grazing land with its own private roadside entrance near the villages of Norley and Cuddington in the Cheshire countryside.

The land is undulating with the neighbouring woodland offering a very protected section in the northeast corner and is perhaps one of the most private and sheltered paddocks in the area.

Water has been brought into the paddock and a small trough installed in the southwest corner, so is immediately available for grazing animals. The trough is mains fed and usage will be chargeable at the current rate via a sub-meter.

Access is via a track from the main road arriving at a private gated entrance to the west of the paddock. A hedge forms the boundary either side of the gates, with high quality fencing to the remaining boundaries.

The grass sward was resown with a quality equine seed mix and is growing well. Further grazing or mowing will make a huge difference to the density of the grass (via the process called tillering).

If It Were Mine

I would look to construct a field shelter somewhere near the water trough to provide some cover from the winter weather and bring my horse or pony on site to enjoy this wonderful piece of grazing land as soon as possible.

Please remember some management operations require approval and/or planning permission.

To View This Paddock

You are welcome to view this paddock at any time during daylight hours. We do ask that you download

a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this paddock.

Nearest Postcode

CW8 2TJ (This is for the local area, not specific to the paddock).

What3Words

Entrance: ///clues.chestnuts.liners

Ordnance Survey Grid References

OS Landranger Series Sheet No: 267

- Roadside access: SJ 581 718
- Centre of paddock: SJ 581 720

Directions & Access

- From Northwich, head south on the A533 until you reach the A566, turn right heading west towards Chester.
- After approximately 4 miles you will reach a crossroads with traffic lights and a petrol station on the right hand side.
- Turn right onto the A49 (Forest Road) heading north towards Weaverham.
- Drive for less than a mile until you reach a crossroads (the White Barn pub is on the right).
- Turn left, signposted Norley and Delamere Road.
- After a little over a mile you will see a woodland on the right hand side (with a Woods4Sale sign on the corner), approximately 150 metres further on there is a large Paddock for Sale sign in the corner of a field.
- Pull off the road on the right (point A on the plan below) and drive up the track between two fields.
- When you reach the brow of the hill you will see a

Daisy Paddock, Cuddington, Cheshire



gate on your right with a Daisy Paddock sign (**B**).

- Park your car here and climb the gate to enter the paddock (sorry, we do not provide keys for viewings).

Boundaries

- The northern and southern boundaries are the fencelines.
- The western boundary is in part the hedgeline either side of the main gate and the fenceline in the northwest corner, where it deviates away from the main access.
- The eastern boundary is the woodland edge immediately beyond the fenceline.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Rights Of Way

- There is a right of way at all times and for all purposes over the route **AB**.
- A maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way within the paddock.

Fencing Liabilities

There is a shared fencing liability on the northern and southern boundaries.

Third Party Rights

An overage (clawback) agreement exists until December 2049, whereby 30% of the increase in the value of the land attributable to securing certain

types of planning permission is payable to a previous owner, these types include;

- (a) Residential and/or;
- (b) Industrial and/or;
- (c) Commercial buildings (being offices, shops, restaurants and cafes) and/or
- (d) Storage except for a Permitted Development

A deed of covenant must be signed at the time of purchase related to the overage provision.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

- (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks or the water pipe referred to in this Transfer.

- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the paddock is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any paddock to purchasers who have not been to see it first.

Daisy Paddock, Cuddington, Cheshire



This paddock is being sold on a fixed price basis. We require the following information in writing before we mark a paddock as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the paddock.
- Confirmation you have viewed the paddock.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the paddock will be taken off the market and marked as sold on our website. We will not then accept any other offer.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

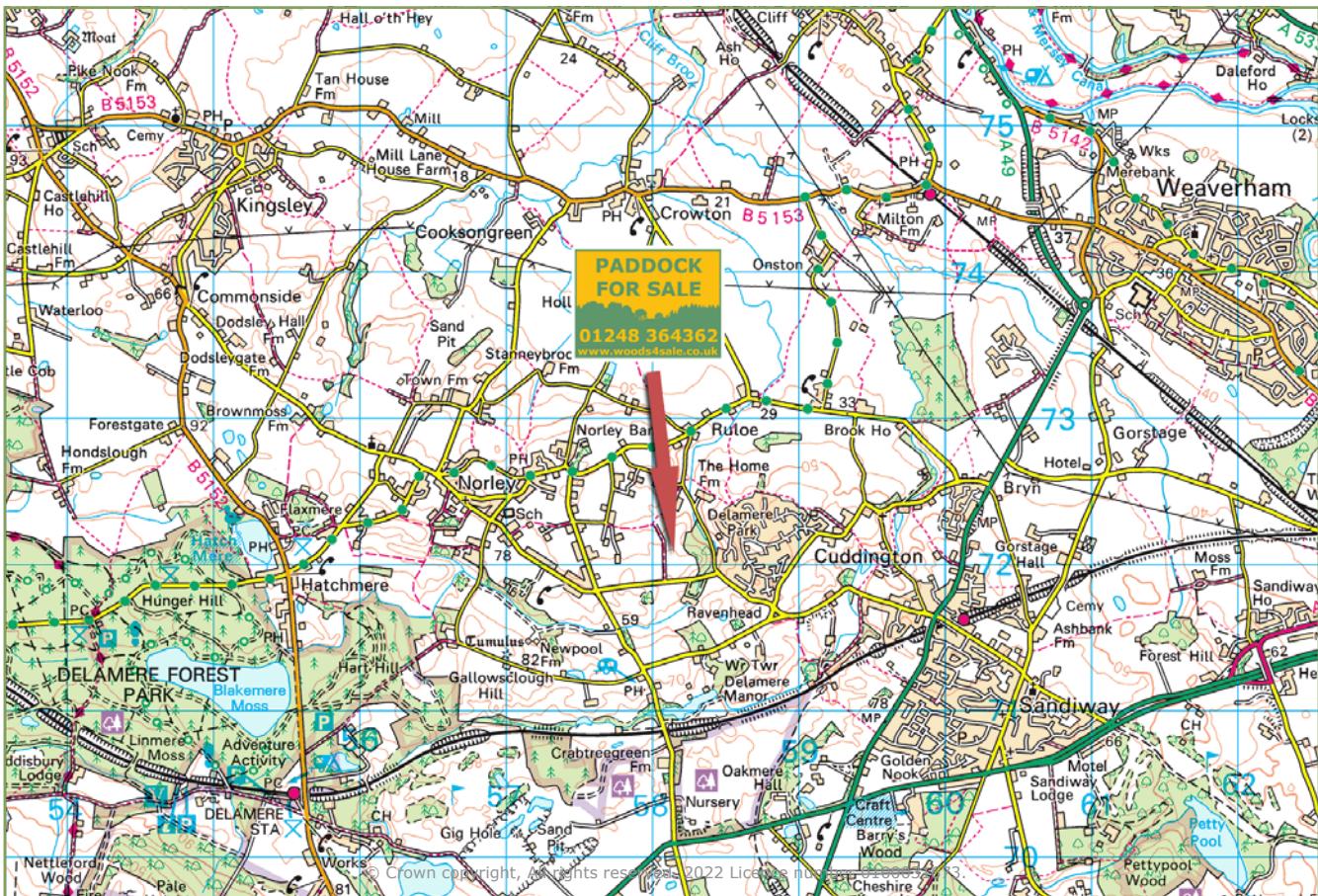
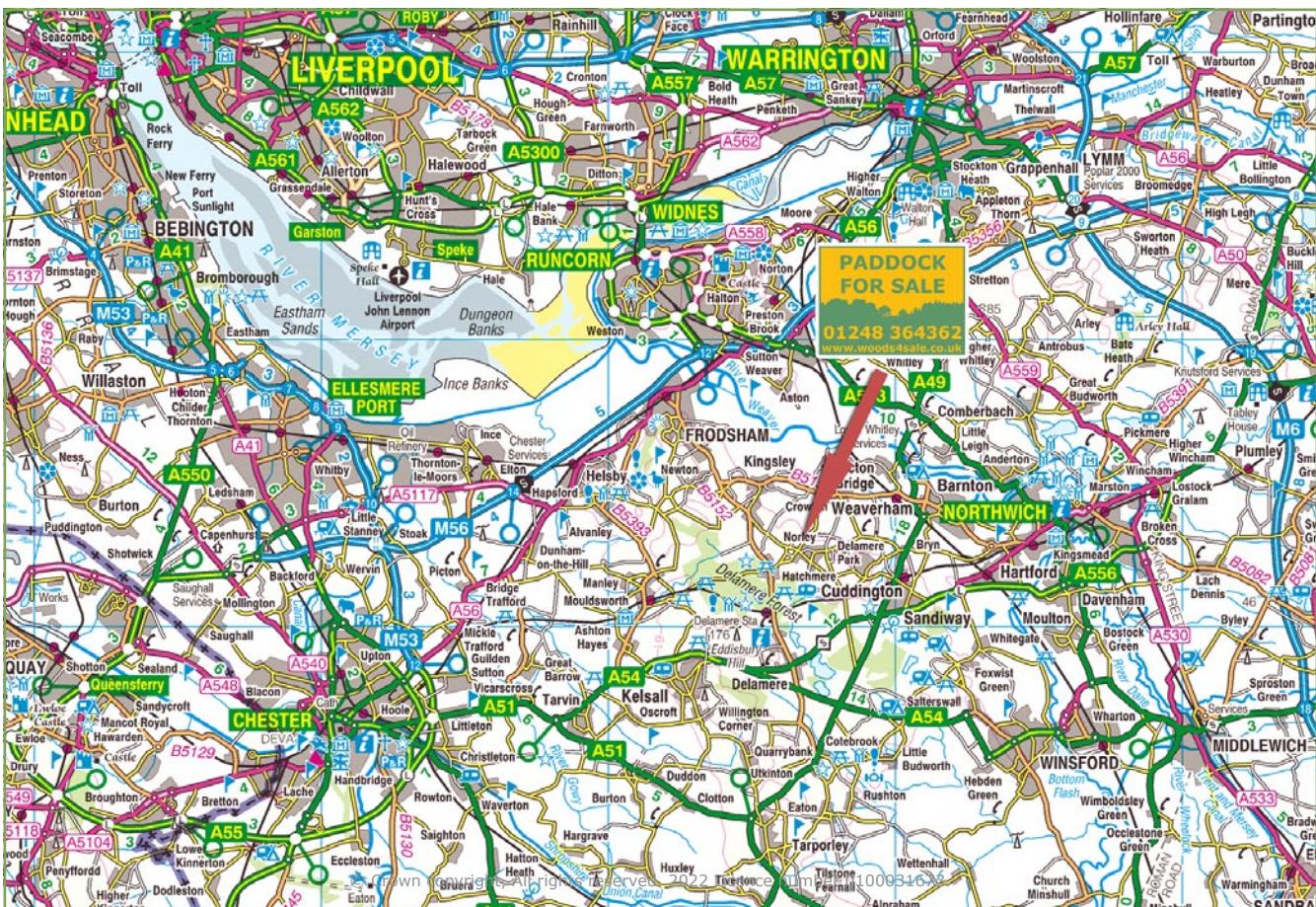
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

For any enquiries about this paddock, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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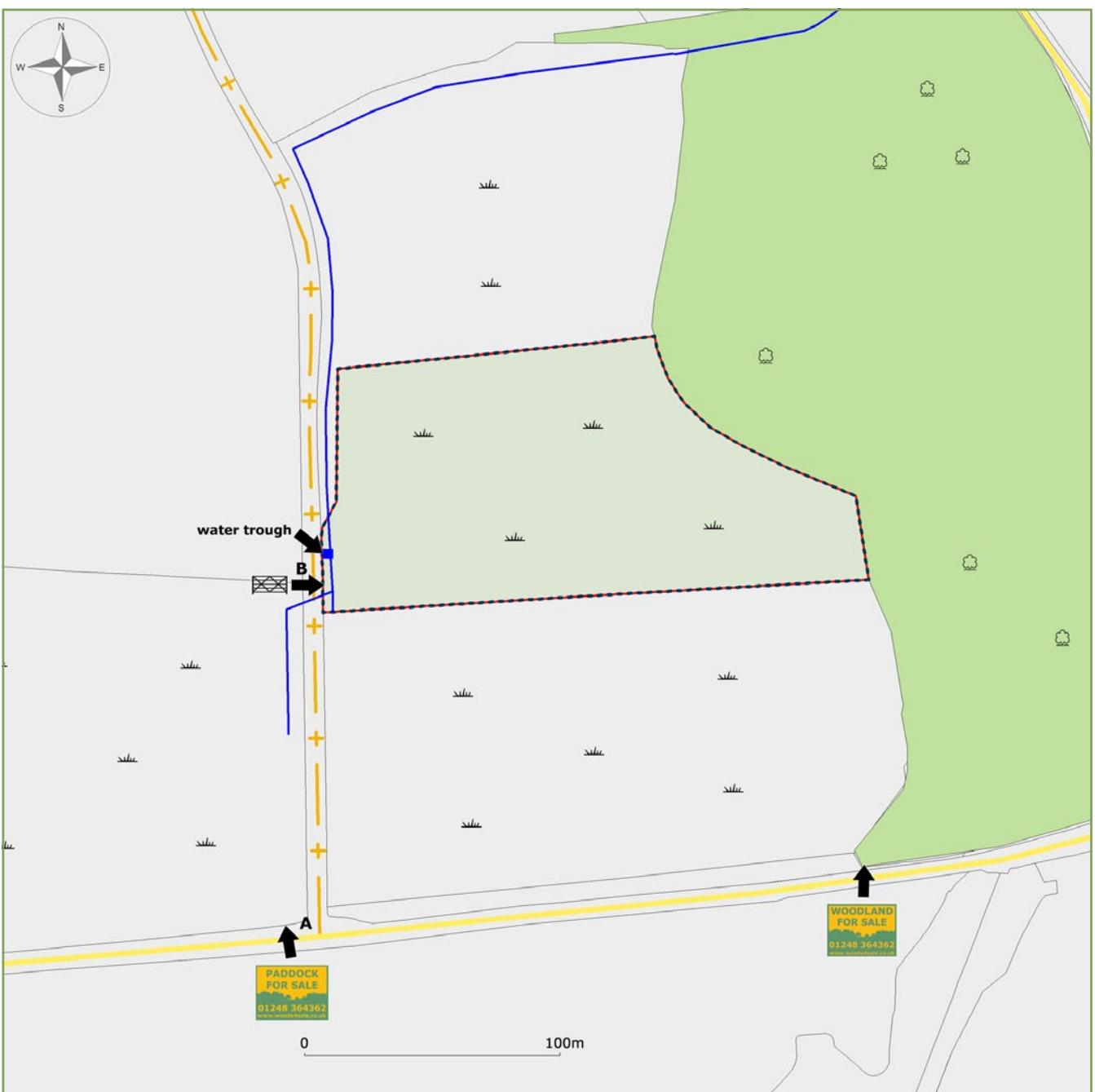
Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Legend

A Road	Hard Track	Paddock For Sale	For Sale Sign
B Road	Unsurfaced Track		
Minor Road	Bridleway		
Unclassified Road	Public Footpath		
Railway	Public Byway		
Watercourse	Path		
	Wall		