



## Barton Road, Holt LL13 9AX Offers In The Region Of £110,000

A fantastic opportunity to purchase a riverside meadow of just over 10 acres adjacent the River Dee close to the picturesque villages of Holt and Farndon. The field is flat in nature and shares a gated access lane with an adjacent field and enjoys fishing rights on the Dee. The site has been previously used for off grid events and wild camping so there a opportunity to develop this further subject to obtaining the necessary permissions.

- Riverside meadow
- Close to desirable villages of Holt & Farndon
- Exclusive fishing rights
- 10,09 acres approx
- Previously used for events and wild/off grid camping



## Land

The land is just a touch over 10 acres, it's all flat agricultural land, shared gated lane entrance with the next door farmer.

## Wild camping

Has previously been used for wild camping and events, previously been 150 people for yoga, spiritual and stalls

## Public footpath

There is a public foot path adjacent the river through the field.

## Events

Events - The land currently can have 12 event licences a year which only cost around £35-£50 to apply and they are granted as long as rubbish/waste/security/safety in place.

## Additional Information

Currently on two titles, if a potential buyer wanted to split the site to sell separately in the future.

## IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken

every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

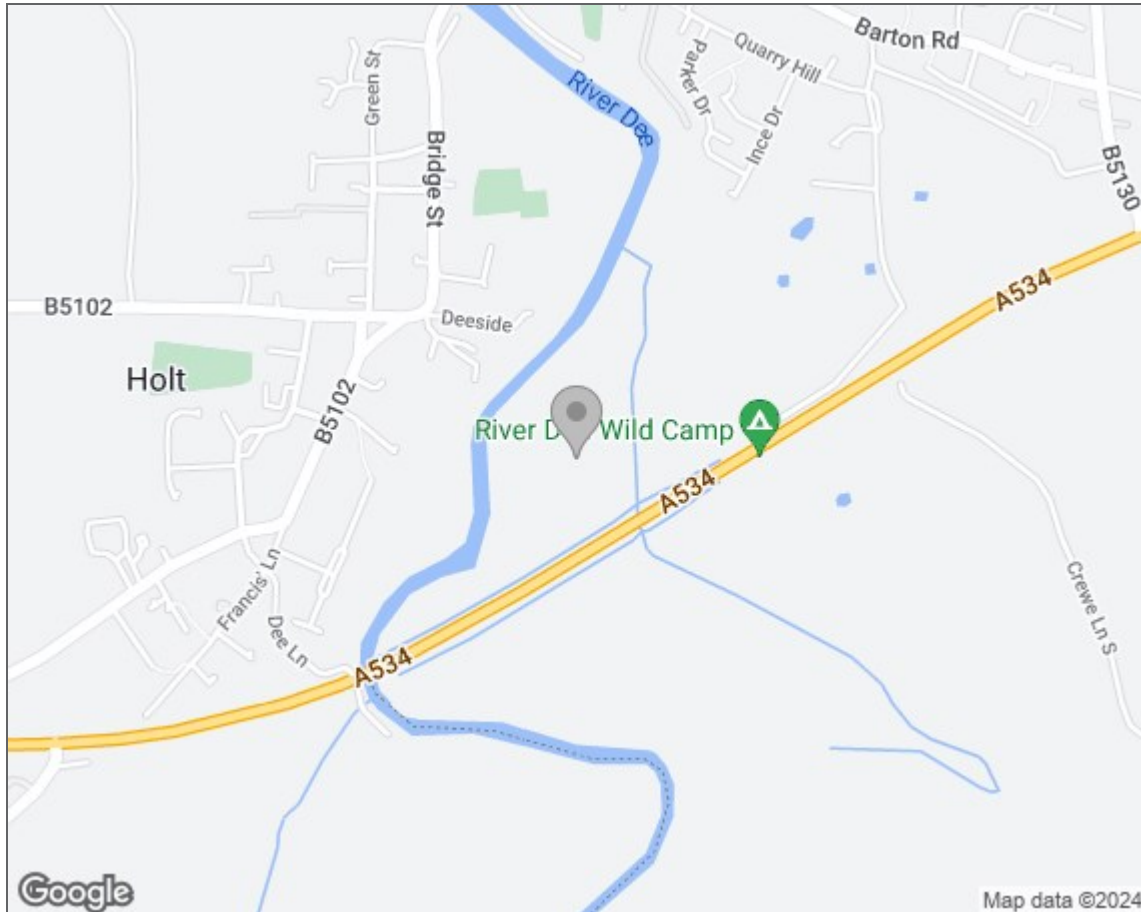












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