



Land off Old Malpas Road

Malpas | Cheshire



LARCH
PROPERTY

Land off Old Malpas Road

Agden, Malpas
Cheshire, SY13 4RF

An excellent opportunity to purchase circa 9 acres of land with stabling, in a sought-after location.

- Located in the sought-after rural area of Agden, Malpas
- Range of timber stables, stores and tack room built on concrete surface
- Access of main road
- Mains water connected
- Excellent hacking
- Circa 9 acres of land in total, divided into a range of paddocks

Approximate distance (miles)

Whitchurch 3m | Malpas 5m | Chester 14m
Wrexham 16m | Tarporley 16m



Description

This is a rare opportunity to purchase a block of land with excellent equestrian potential in a sought-after location.

The land offers an ideal opportunity to own a purpose-built equestrian facility within its own surrounding land. The land is accessed off Old Malpas Road, just a short distance from both Whitchurch and Malpas. It's located in a secluded position, yet within easy access to local main roads, villages and towns.



The stables are timber built under a corrugated cantilever roof. There are two buildings with a mixture of stables, storeroom and secure tack room.

All of the buildings are based on a concrete pad.

The land is a total of 9 acres divided into a number of paddocks with post and rail or electric fencing. The existing fencing allows for increasing or decreasing the paddock boundaries.

Easements, Wayleaves and Public Rights of Way

The land is subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or not.

Town and Country Planning Act

The property notwithstanding any description contained within these particulars, 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 but also subject to any statutory provision or by law, without obligation on the part of the vendor to specify them.

The stables and arena have been granted permission under Planning Application Number: 19/0844N and associated restrictions.



Basic Farm payment

There is no basic payment on the land.

Services

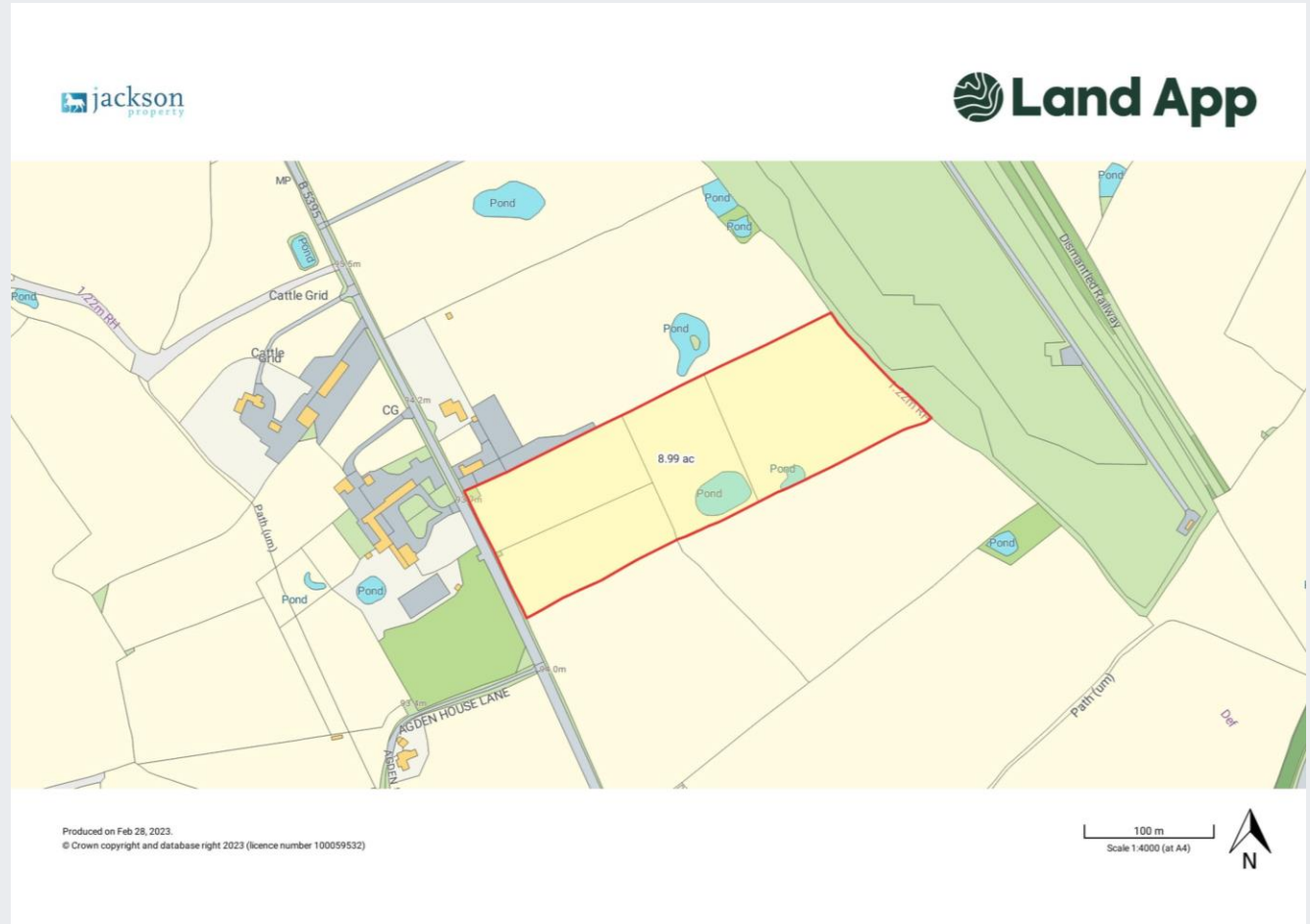
Mains water connected.

Tenure

Freehold with vacant possession and without any known covenants.

Viewings

By prior appointment with the agents Larch Property on 01948 666695.



LARCH
PROPERTY

Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

JACKSON EQUESTRIAN LTD T/A LARCH PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.