



For Sale by Private Treaty

Land & Stables at Little Mountain, Buckley, CH7 3BB

SUMMARY

An excellent block of pastureland, split into two paddocks extending to 1.39 acres (0.56 Ha). Benefitting from a stable block with two stables and adjoining tack room.

DIRECTIONS

Heading south on the A550, take the third exit onto the A549 (Dirty Mile). Follow the road for 0.5 miles and turn left onto Little Mountain Road. Follow the road for 0.2 miles where you will find the track to enter the property on the left.

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VIEWINGS

We ask that all viewings of the land & stables are strictly by appointment only. Please contact the office on 01829 773000 or email georginasimonds@rostons.co.uk to arrange a viewing.

BASIC PAYMENT SCHEME (BPS)

The land is not registered for the Basic Payment Scheme and no Welsh entitlements will be included in the sale.

TENURE & TITLE

The property is sold freehold with vacant possession under title number CYM516368.

Guide Price: Offers in the region of £50,000 to £75,000

OVERAGE

There is an existing overage in place with 31 years remaining. A copy of the overage deed is available on request.

SERVICES

Mains water.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soils of England & Wales), the soil is classed as "Soilscape 17" described as Slowly permeable seasonally wet acid loamy and clayey soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The two paddocks are fenced separately. The purchaser is responsible for the erection of any additional fencing.

ACCESS

The land is accessed from Little Mountain Road, by a right of way.

SELLING AGENTS

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VENDORS SOLICITORS

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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.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract 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.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

SITUATION

Chester is located 6 miles to the east of the property and Wrexham is located 8 miles south of the property.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property