



For Sale by Private Treaty

Land off Cobblers Lane, Rossett, LL12 0AU

SUMMARY

A small parcel of grassland extending to 1.31 acres (0.53ha). The land can be accessed directly from Cobblers Lane and has mature hedgerow boundaries. The land is suitable for a range of purposes, including equestrian use, grassland production and arable rotations due to it being Grade 1 land.

DIRECTIONS

The land is accessed by turning right off Wrexham Road (B5455) onto Burton Road and then right again onto Cobblers Lane. Lot 4 is located opposite to the farm buildings indicated by a Rostons for sale board.

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VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

TENURE & TITLE

Freehold with vacant possession upon completion.

ACCESS

Access is via the gated access off Cobblers Lane.

Guide Price: Offers in excess of £30,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 50% of the uplift in valued resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is implemented.

SERVICES

There are no services to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscales of England & Wales), the soil is classed as "Soilscape 22" described as loamy soils with naturally high groundwater. The land is Grade 1 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible for maintaining the boundaries.

SELLING AGENTS

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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

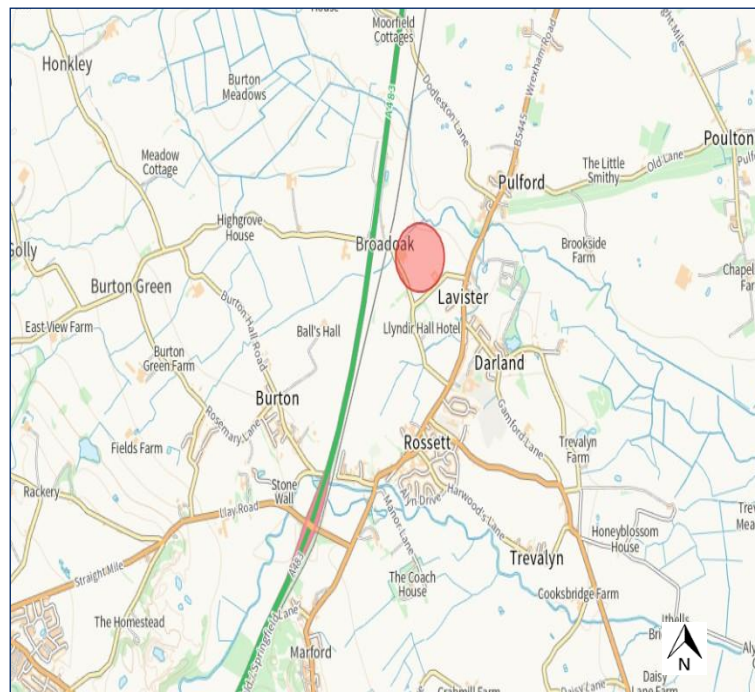
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes 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.



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



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