



The red line boundary is a guide only.

For Sale by Private Treaty

Land and Stables on Lower Thingwall Lane, Wirral

SUMMARY

A parcel of grassland with extensive equestrian facilities totalling 4.51 acres (1.83 ha) split into 4.30 acres (1.74 ha) of land including stables and the access road totalling 0.21 acres (0.09 ha). The stables comprise of 6 stables in an american barn style stable block, along with tackroom and general storage areas, muck heap and arena. The land is well fenced and split into useable paddocks, with a field shelter in each paddock.

The property has been lovingly developed by the current owners and well maintained for equestrian purposes. It offers a private equestrian facility just a stones throw from the village for an equestrian enthusiast to enjoy.

In addition, a three-bedroom residential property is also available through Rostons just a 5 minute walk from the land.

DIRECTIONS

Directions will be provided upon booking a viewing.

VIEWINGS

Viewings are strictly by appointment only, please contact the selling agent on 01829 773000.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in excess of £180,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 25% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 15 years. This will be triggered upon the grant of planning or if any change of use is implemented.

SERVICES

There is mains water and electricity to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The boundaries will be the responsibility of the purchaser.

SELLING AGENTS

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VENDORS SOLICITORS

TBC

TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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.

ACCESS

Access is via the gateway on Lower Thingwall Lane.



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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