



For Sale by Private Treaty

Land at Bowling Bank, B5130, Wrexham, LL13 9RL

SUMMARY

2.01 acres (0.81 Ha) of pastureland, suitable for an agricultural, equestrian or amenity use (subject to planning). The land benefits from excellent access from the main road and an idyllic rural location.

DIRECTIONS

Heading west on the A534 (Wrexham Road), turn left onto the B5130. Follow the road for approximately 8 miles where the land will be located on your right, indicated by a 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.

BASIC PAYMENT SCHEME (BPS)

The land is not registered with Rural Payments Wales and no entitlements will be included with the land sale.

TENURE & TITLE

Freehold registered title under CYM289202 with vacant possession upon completion.

Guide Price: Offers in the region of £30,000 to £50,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 50% of the uplift in value 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

None.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscape 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 purchaser is responsible for erecting and maintaining their own stockproof boundary fences.

ACCESS

The land can be accessed from the B5130 through a gated entrance.

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. The land benefits from a right of way, please refer to the accompanying Title Plan.

SITUATION

The land is located 10 miles east of Wrexham and 13 miles south of Chester.



Not to scale



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