



For Sale by Private Treaty

Land off Mancot Lane, Mancot, Deeside, Flintshire, CH5 2AJ

SUMMARY

An opportunity to acquire a parcel of land extending to 3.83 acres (1.55 ha) with roadside access off Mancot Lane. The land is currently down to grass, having been unmanaged in recent years. The land would be suited to a range of purchasers, including equestrian and development interest.

DIRECTIONS

Heading south-west on the A494, take the B5129 exit towards Queensferry. At the roundabout take the 1st exit onto Chester Road East / B5129. Turn right onto Mancot Lane and continue approximately 200m. The land is located to your left, with a Rostons sale board marking the entrance.

Nearest postcode: CH5 2AJ

What3Words: ///boast.grants.year

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.

Guide Price: Offers in excess of £75,000

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

There are no services to the land.

BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt, there are no Basic Payment Scheme Entitlements or delinked payments included with the sale of land.

SOIL TYPE LAND GRADE

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

FENCING

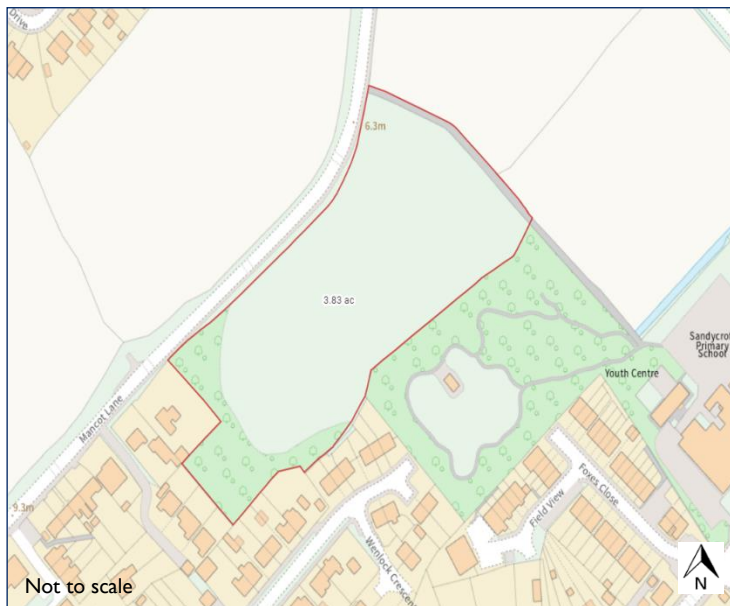
The purchaser will be responsible for maintaining the boundaries.

SELLING AGENTS

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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

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. The land may be suitable for development, subject to obtaining the necessary planning consents.

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

The land benefits from roadside access off Mancot Lane.

