

8.44 ACRES (3.42 HECTARES) OF PERMANENT GRASS FOR SALE



LAND OFF TINKWOOD LANE | THREAPWOOD | MALPAS | CHESHIRE | SY14 7PA



- AVAILABLE AS A WHOLE OR IN LOTS
- GOOD VEHICULAR ACCESS
- SUITABLE FOR AGRICULTURAL OR EQUESTRIAN USE
- FOR SALE VIA PRIVATE TREATY

DESCRIPTION

The land totals 8.44 acres (3.42 Hectares) and is down to permanent grass. The land is split in four separate fields, with direct access off Tinkwood Lane.

The land benefits from a natural water supply being a stream running through the centre of the land.

The land is suitable for mowing and grazing with the external boundaries of mature hedgerows and stock proof fencing. It is worth noting a public footpath crosses the land.

There is a small strip of woodland on the northern boundary of the land, with a number of mature trees growing throughout the external and internal boundaries.

There are no services to the land, however two overhead power lines do cross the northern most fields.

This sale provides an ideal opportunity for neighbouring property owners and local farms to increase their holding and will also appeal to those looking to purchase a separate block of land in the locality. This could be used for other purposes (subject to planning).





LOCATION

The land is located to the east of Tinkwood Lane, Threapwood, Malpas. Situated between Threapwood and Cuddington Heath. From Malpas head west on Church Street onto Wrexham Road for 2.5 miles where a For Sale board will be situated at the end of Tinkwood Lane. Turn left on to Tinkwood Lane and continue for 300 metres, the land is situated on the left where a second For Sale board is affixed to the gatepost.

STEWARDSHIP SCHEME

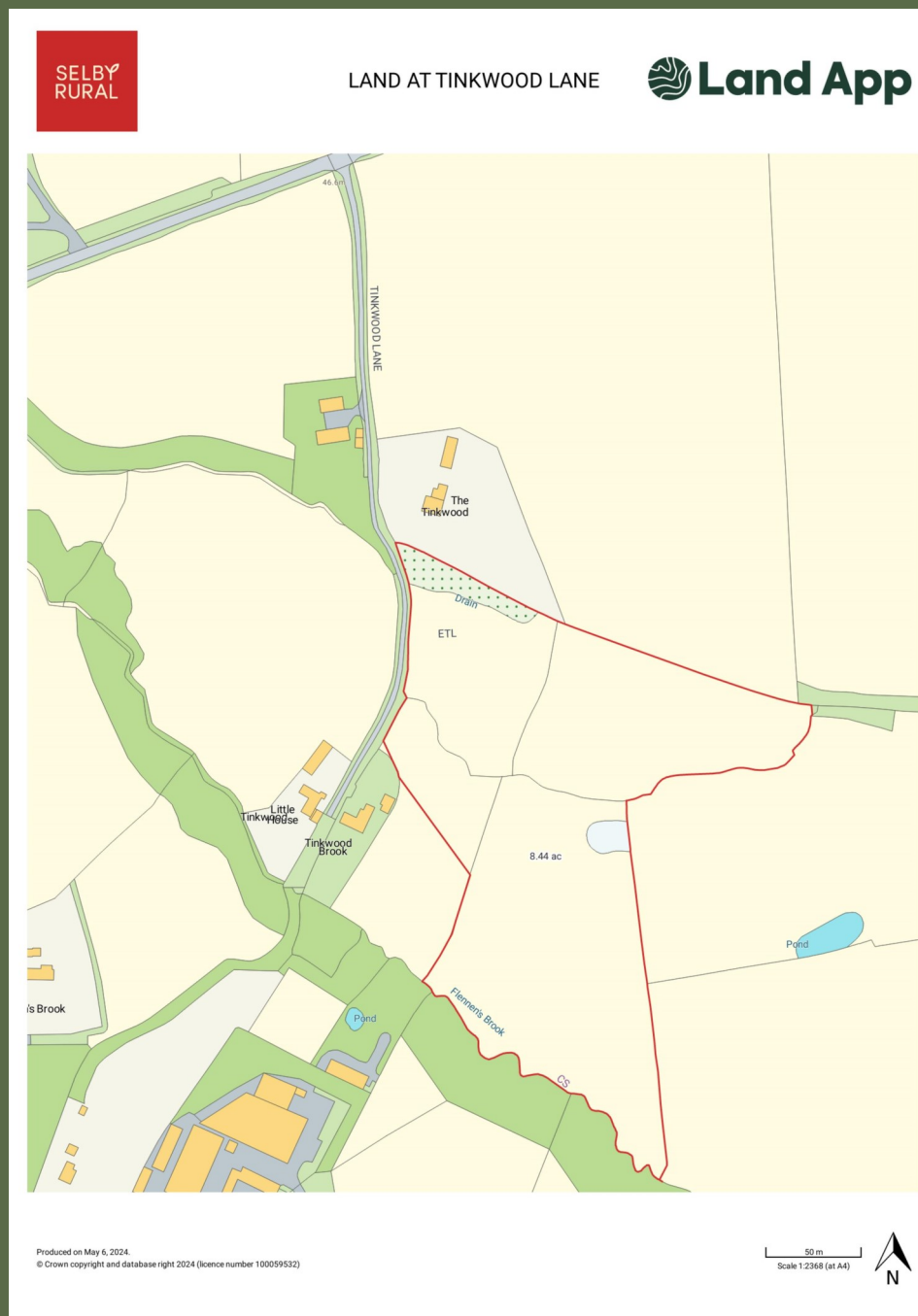
The land is not subject to any environmental stewardship schemes.

SERVICES

There are no mains services to the property.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY ETC.

The property is sold subject to and with the benefit of all existing rights, including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements and all wayleaves or covenants whether disclosed or not.





TENURE AND POSSESSION

The land is sold freehold and with vacant possession.

METHOD OF SALE

The land is offered for sale via private treaty as a whole or in lots.

DEVELOPMENT RESERVATION

The land will be sold subject to a development reservation, in the event that planning permission is granted or any biodiversity net gain units created on the land that enhances the value over and above the existing use value. The Vendors reserve 30% of the increase for a period of 25 years from completion of the sale.

The vendor reserves the right to allow the Wynnstay Hunt and/or Lord Daresbury and his family unrestricted access.

SALE PLAN

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

MONEY LAUNDERING

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

VIEWING

During normal daylight hours.

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