



## Land at Flag Cottage Tilston, Malpas, Cheshire, SY14 7DY

A useful and versatile parcel of accommodation land, extending to approximately 6 acres or thereabouts. The land is situated in a quiet backwater towards the edge of the popular Cheshire villages of Tilston and Malpas.



Tilston 2 miles, Malpas 4 miles, Chester 18 miles, Whitchurch 8 miles. All distances are approximate.



- Versatile Land
- Ideal Paddocks
- Edge of Village Location
- 6 Acres or Thereabouts
- Private Treaty Sale
- Early Viewing Advised

#### DESCRIPTION

Halls are favoured with instructions to offer this conveniently situated and most versatile parcel of accommodation land by private treaty.

The land is, at present, down to permanent pasture, is well fenced with a good gated access directly on to a quiet country lane. The land is ideal for the grazing of all kinds of livestock, if required, particularly horses.

The land should, therefore, be of interest to farmers looking to supplement their existing acreages or those with equestrian interests, or for those just wishing to purchase some amenity land, as land has always proved to be an excellent investment over the years.

The land extends, in all, estimated to 6 Acres, or thereabouts.

#### LOCATION

The land is located towards the edge of the popular village of Tilston which has a village shop, primary school and public house. Carden Park Hotel is within close distance with a large golf course and the nearby village of Malpas is approximately 3 miles away where you will find all local amenities including the popular Bishop Heber school. Chester, Wrexham and Whitchurch are also within easy travelling distance.

#### ADDITIONAL INFORMATION

The land is currently not in receipt of any single farm payments.

#### DIRECTIONS

Leave Whitchurch on the A41 signposted Chester. Turn left signposted Malpas. Continue through the village of Malpas and on leaving the village, proceed for approximately 2.5 Miles into Tilston. After the antique shop on the right take the right turn into Grange Lane, bear right and follow this lane for approximately 200 yards, and turn first right and follow this lane and the gate to the land will be seen to the right of the row known as Flag Cottages.

#### LOCAL AUTHORITY

The land comes under Cheshire West & Chester Council and for more details contact 0300 1237022.

#### BOUNDARIES, ROADS AND FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

#### EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

#### OVERAGE

The land will be sold with an overage agreement for a period of 25 years at 30% of the increase in value should planning permission (or any change of use is implemented) be obtained for any use other than agricultural or equestrian.

#### SERVICES

There are currently no services to the land. However this is an electrical and water supply to Flag Cottages.

#### TENURE

We understand that the land is of freehold tenure and Vacant Possession will be given on completion of the purchase.

#### METHOD OF SALE

The land is to be offered for sale by private treaty. The Agents, on behalf of the Vendors, however, reserve the right to alter, divide, amalgamate or withdraw any of the land for sale at any time. The Selling Agents further reserve the right to sell the land without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at Rightmove and Onthemarket.com

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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