



**73.48 Acres Productive Pasture/Arable Accommodation
land – The Manor, Pulford, CH4 9DG**

J. BRADBURNE PRICE & CO.

*CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS*

**FERTILE PASTURE/ARABLE LAND WITH A HIGH DEGREE OF AMENITY VALUE SITUATED TO THE REAR OF THE MANOR, WREXHAM ROAD, PULFORD, CH4 9DG
FOR SALE BY PRIVATE TREATY AS A WHOLE 73.48 ACRES (29.74 HA)**

The sale of this land to the rear of The Manor, Pulford is a rare opportunity to acquire an extensive block of productive pasture/arable land in a noted agricultural and residential locality. Contained within a single parcel of relatively large regularly shaped level enclosures, the land also includes a high degree of amenity value with well established hedgerows, ponds and conservation areas, extending to approximately 13 acres. This land has been utilised for a small shoot and offers great sporting potential. The soil is a medium to heavy loam classified as being Grade 3 on the Land Classification Map of the Area and is capable of growing heavy crops of grass for grazing or grass conservation, or alternatively cereal cropping. The land has the benefit of frontage and access onto the B5445 Wrexham Road, Pulford which in turn connects onto the A483 to the north and south (within 2 miles) as well as the A55 (2 miles) Junction 38.

The village of Pulford is approximately ½ a mile, Rossett 1 mile, Wrexham 8 miles, and Chester 7 miles.

The sale of this land is a rare opportunity to acquire a versatile and productive parcel of land of this size and nature in this locality, and will appeal to a wide range of prospective purchasers including nearby and adjoining farmers, landowners, amenity, equestrian or those parties seeking long term investment.

Tenure

The land is understood to be understood to be freehold sold with vacant possession upon completion.

Services

It is believed that there is a mains water connection to the land off the B5445 but prospective purchasers should make their own enquiries as regards this supply.

Viewing

The land may be viewed at any reasonable time with a set of these particulars to hand. The majority of the land is subject to a silage crop and in order to avoid damage pedestrian access is recommended.

Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contact of sale.

Town & Country Planning

The property notwithstanding any description contained within these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution of Notice, which may come to be in force and also subject to any statutory provisions or by law, without obligation on the part of the vendor to specify them.

Plans, Area & Schedule

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the agents, and the purchaser shall be deemed to have satisfied themselves as to the description of the land and any error or mistake shall not annul the sale or entitle either party to compensation. The plan is for identification only and is based on the Ordnance Survey Sheets.

Basic Payment Scheme

The vendors have submitted a claim for the 2021 Basic Payment Scheme. The 2021 payment will be retained by the vendor. The purchaser will be responsible to meet all Cross Compliance Regulations for the remainder of the 2021 scheme year, and indemnify the vendor for any losses

arising from the breach of the regulations. The sale does not include any Basic Payment Entitlements.

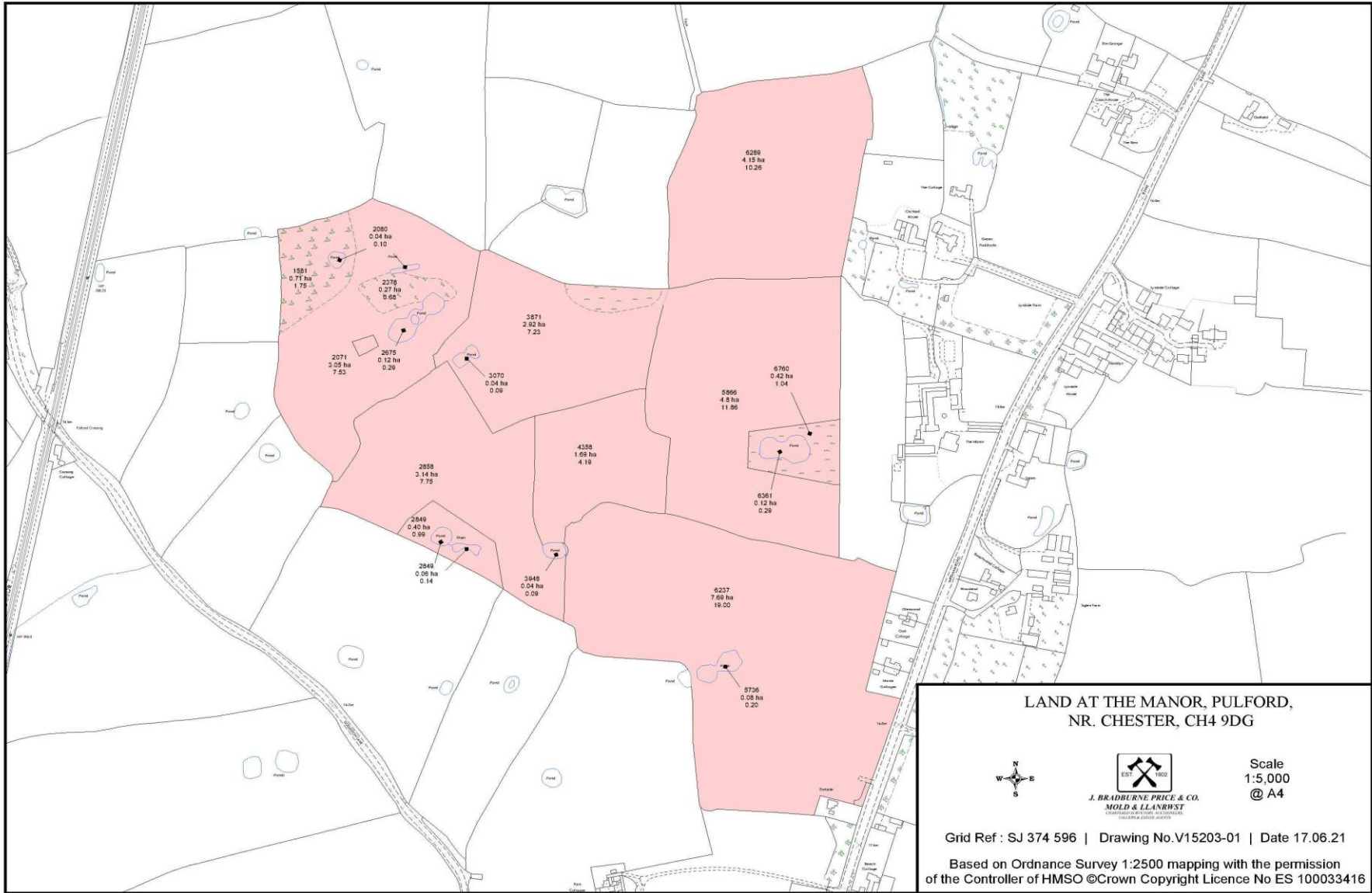
Countryside Stewardship

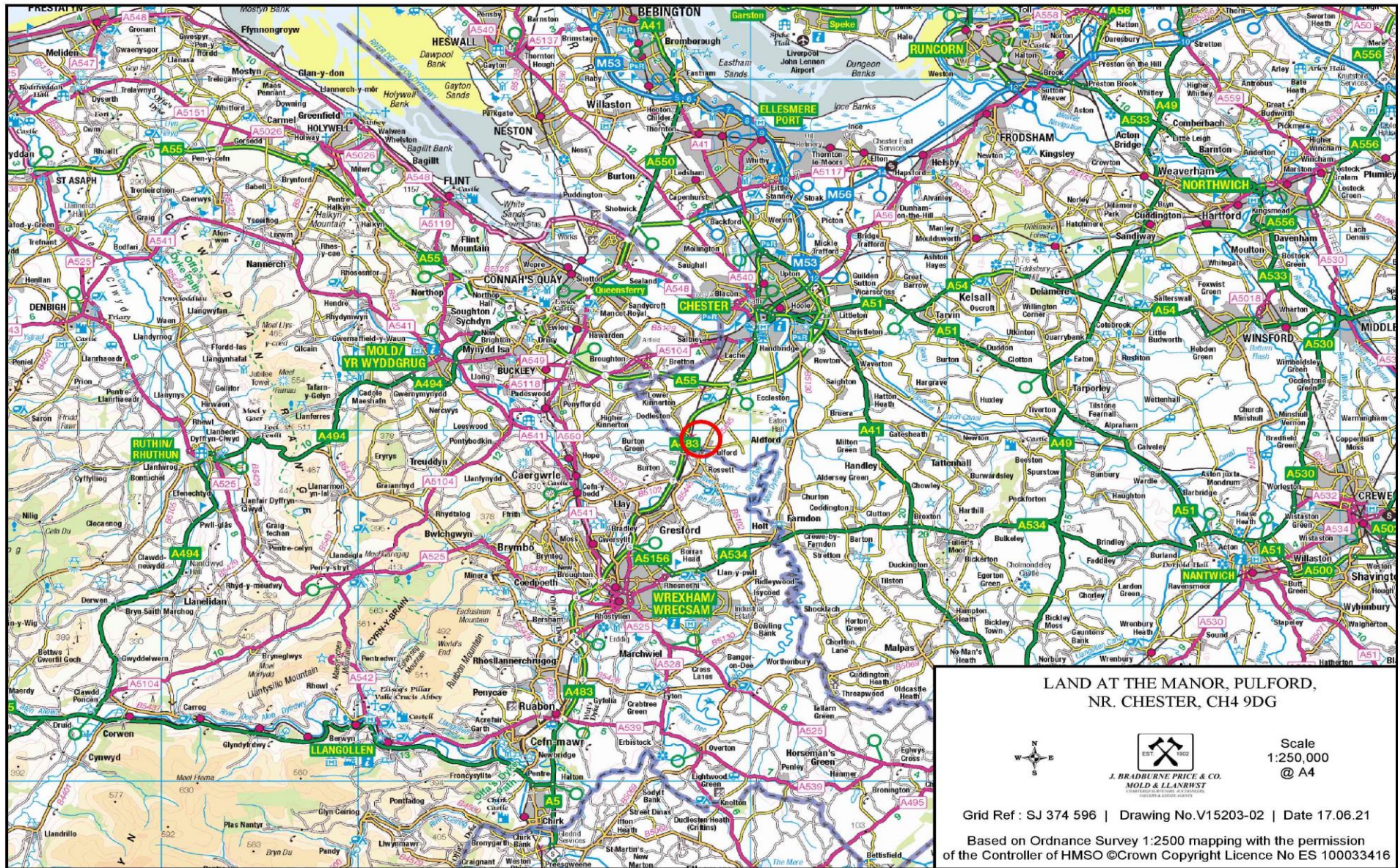
The land is currently included in a Mid Tier Countryside Stewardship Scheme for 5 years as from 2019. The benefit of the Agreement may be transferable to the purchaser. Further details available from the agents.

Money Laundering Regulations

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

SCHEDULE			
Os NO.	CROP	HA	ACRE
6237	Pasture	7.69	19
5736	Pond	0.08	0.2
5866	Pasture	4.8	11.86
6760	Amenity	0.42	1.04
6361	Pond	0.12	0.29
6289	Arable	4.15	10.26
3871	Pasture	2.92	7.23
3070	Pond	0.04	0.09
4358	Pasture	1.69	4.19
2858	Pasture	3.14	7.75
2849	Amenity	0.4	0.99
2849	Pond	0.06	0.14
3948	Pond	0.04	0.09
2071	Amenity	3.05	7.53
2675	Pond	0.12	0.29
2378	Amenity	0.27	0.68
2080	Pond	0.04	0.1
1581	Amenity	0.71	0.75





LAND AT THE MANOR, PULFORD,
NR. CHESTER, CH4 9DG

Scale
1:250,000
@ A4

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do not form part of an offer or contract.