



WOODLAND ON THE EDGE OF  
NORTHOP VILLAGE



**J. Bradburne Price & CO** ~ EST. 1902 ~  
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~  
~ VALUERS & ESTATE AGENTS ~

A USEFUL PARCEL OF WOODLAND AMOUNTING TO APPROXIMATELY 1.1 ACRES

VILLAGE EDGE LOCATION/ EXCELLENT ACCESS

MATURE WOOD - BEING PREDOMINANTLY BEECH

NATURE RICH AND DIVERSE WITH A NATURAL WATER SUPPLY

BIODIVERSITY NET GAIN - CARBON OFF SET

Sole selling Agents: J. Bradburne Price & Co.14/16 Chester Street, Mold, Flintshire, CH7 1EG.

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J Bradburne Price & Co are pleased to bring to the market this parcel of woodland, located on the edge of Northop village in Flintshire. Located close to the village and being only two minutes from the A55, it benefits from excellent access. This property will appeal to a wide range of prospective purchasers for amenity use, carbon off set or biodiversity net gain. The land is covered with predominantly mature Beech trees, having been planted many decades ago, with other mix of natural regeneration in places.

The land has a natural water supply. A right of way is granted over the adjoining land shaded blue on the plan.

### **GUIDE PRICE**

£50,000

The property is offered for sale by private treaty.

### **VIEWING**

The land can be viewed at any time during daylight hours with a set of these particulars to hand. Access on foot only.

### **DIRECTIONS**

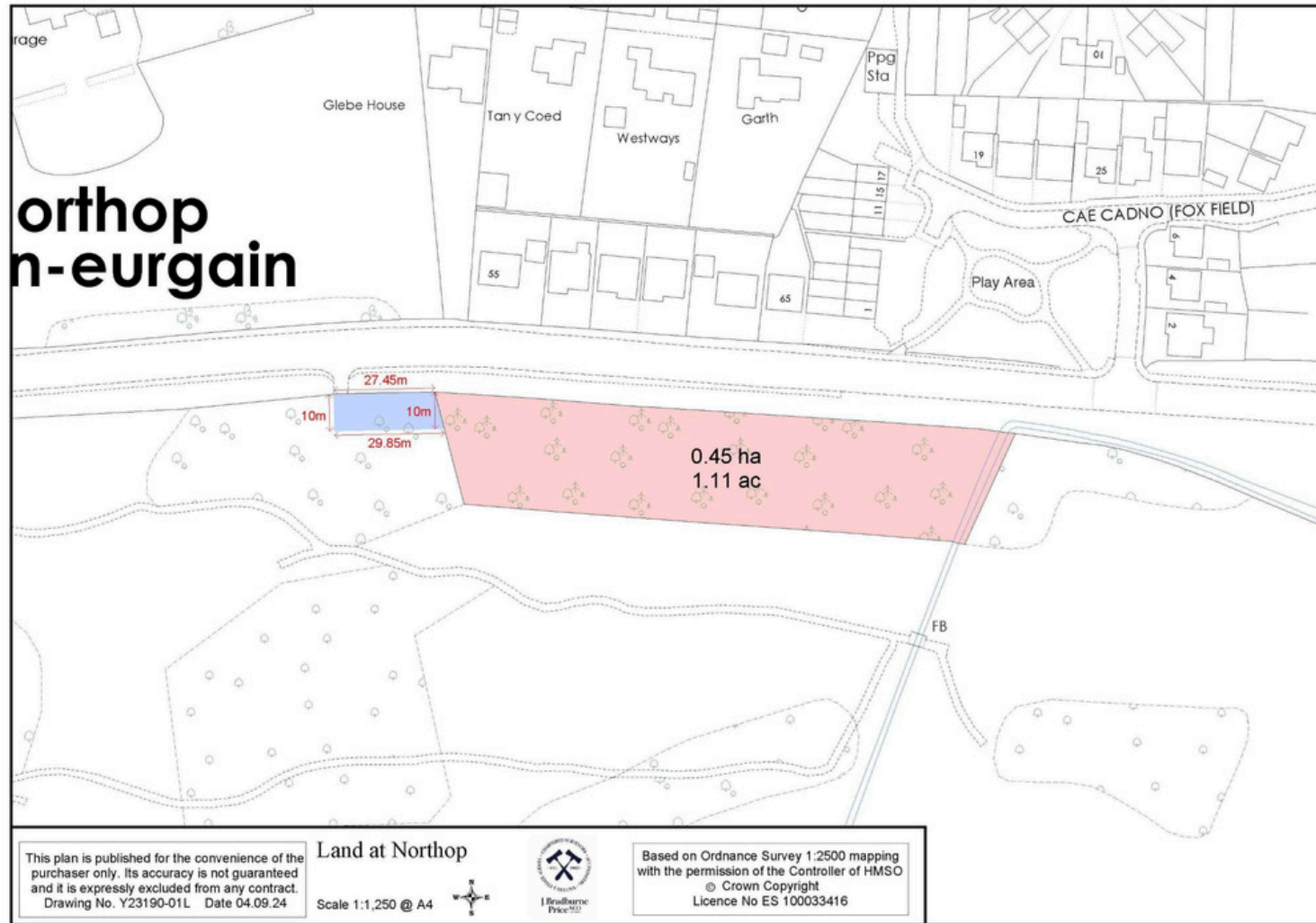
From the traffic lights in the centre of Northop village head East, towards Connah's Quay, along Connah's Quay Road. After approximately 200 yards, the property is located on the RHS, identified by one of our for sale boards.

What3words: [bride.campsites.grin](https://www.what3words.com/bride.campsites.grin)

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## TENURE

The land is offered for sale freehold with vacant possession upon completion.

## 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 contract of sale.

## SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

## BASIC PAYMENT SCHEME

No BPS included. The vendors have submitted a claim for the 2024 Basic Payment Scheme. The 2024 payment will be retained by the vendor. The purchaser to be responsible to meet all Cross Compliance Regulations for the remainder of the 2024 scheme year, and indemnify the vendor for any losses arising from the breach of the regulations.

## TOWN & COUNTRY PLANNING ACT

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 or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

## 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.

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