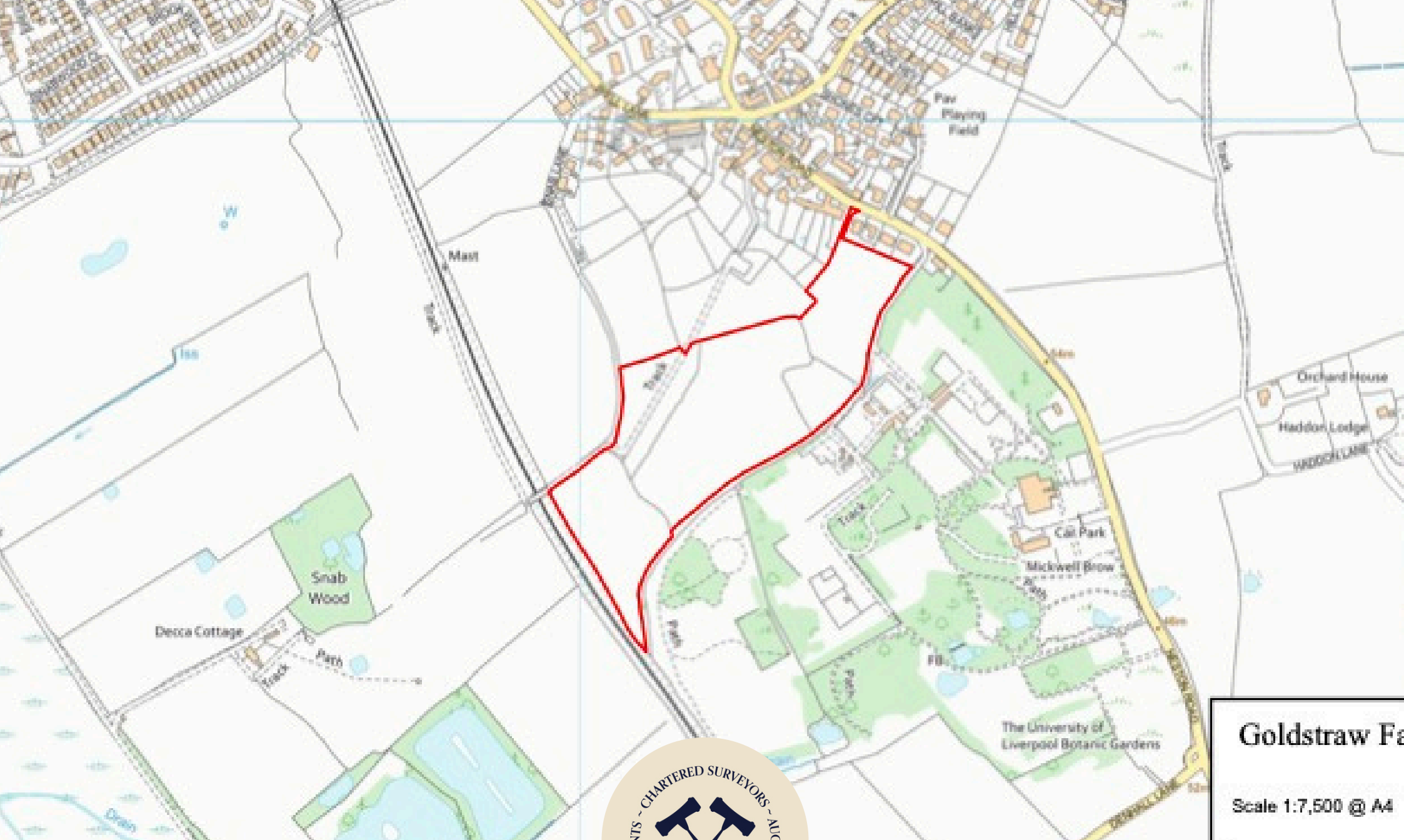




Goldstraw Farm

Scale 1:7,500 @ A4



16.87 ACRES PRODUCTIVE PASTURELAND
FORMERLY PART OF GOLDSTRAW FARM, NESS,
LITTLE NESTON, WIRRAL, CH64 4AR

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

16.87 ACRES PRODUCTIVE PASTURELAND FORMERLY PART OF GOLDSTRAW FARM, NESS, LITTLE NESTON, WIRRAL, CH64 4AR

- ATTRACTIVE & POPULAR LOCATION
- PRODUCTIVE PASTURELAND
- COUNCIL ROAD FRONTAGE AND ACCESS
- SITUATED ON THE OUTSKIRTS OF NESS
- MAINS WATER CONNECTED.

SOLE SELLING AGENTS: J. BRADBURN PRICE & CO., 14/16 CHESTER STREET, MOLD, FLINTSHIRE, CH7 1EG
CONTACT PETER LEWIS OR DEBBIE HODGE PETER@JBRADBURNPRICE.COM DEBBIE@JBRADBURNPRICE.COM

TEL: 01352 75387

01352 753 873

contact@jbradburnprice.com



J. Bradburne Price & Co. are delighted to have received instructions to offer for sale by Private Treaty this parcel of pastureland situated in an outstanding slightly elevated setting on the outskirts of Ness with far reaching views over the Dee Estuary to the Welsh Hills. With the benefit of an independent access directly off Burton Road the land comprises a number of conveniently sized pasture paddocks suitable for grazing, equestrian or other livestock or for the taking of hay crops from the traditional meadow pastures. There is a secondary access over part of the lane adjoining Ness Gardens which forms the eastern boundary. The soils are described as being freely draining slightly acid sandy soils, which are classified as being Grade 3 on the Agricultural Land Classification of The Area.

The sale of this land is a rare opportunity to acquire a conveniently sized parcel of freehold pastureland in a popular semi rural setting on the Wirral Peninsula.

ORDNANCE	AREA (ACRES)	DESCRIPTION
3188	0.4 acres	Access track
3278	3.03 acres	Pasture
3268	0.01 acres	Pond
2868	1.06 acres	Pasture
1674	6.99 acres	Pasture
1066	0.87 acres	Pasture
967	0.14 acre	Track/pasture
767	1.06 acre	Pasture
450	3.67 acre	Pasture

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TENURE

The land is being 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.

FENCING

The purchaser shall be responsible for maintaining a stockproof boundary fence along the northern boundary adjoining the former Goldstraw Farm.

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.

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 provision or bylaw, without obligation on the part of the vendor to specify 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.

VIEWING

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

METHOD OF SALE

The land is offered for sale as a single Lot with a guide price of offers in excess of £275,000.

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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 the point of sale.

DIRECTIONS

Please see location plan.

Postcode CH64 4AR

What3words [unafraid.player.masterful](#)

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