



Land adjacent to Mount View
Malpas, Cheshire



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rural surveyors & property agents



Land adjacent to Mount View

Malpas | Cheshire | SY14 7EJ

Malpas 0.5 mile | Threapwood 3 miles
Whitchurch 6 miles | Wrexham 12 miles
Chester 16 miles | Manchester 52 miles

A USEFUL BLOCK OF AGRICULTURAL LAND FOUND ON THE
OUTSKIRTS OF THE POPULAR VILLAGE OF MALPAS

25.71 Acres (10.40 Ha) grassland

Good quality farmland, capacity to grow combinable crops

Small area of rough ground/woodland

Ideal for agricultural, equestrian or amenity use

Convenient location close to Malpas

For sale as a whole





The sale of this land is a unique opportunity to purchase a useful block of agricultural land totalling situated on the outskirts of the popular village of Malpas. The land as a whole totals 25.71 Acres (10.40 Ha) and the majority of the land (20.99 Acres) is in grass. Whilst it has most recently been utilised for mowing and grazing the land would be well suited to arable rotation or for equestrian use. The land is classified as Grade 2 and 3 and is slightly acid loamy and clayey soil.

To the south is an area of rough grassland and woodland which totals 4.72 Acres, this area offers a natural habitat for a huge variety of animal and birdlife and is a haven of peace and tranquillity.

Given the proximity of the land to Malpas village and its location on the fringe of the village there may be long-term development potential, subject to the necessary planning consents.

Tenancy

The land is let on a grazing and mowing licence until the 31st October 2025. Vacant possession will be available after this date.

Woodland Creation Scheme

The area of partial woodland to the south was planted with the assistance of a woodland creation grant. The buyer will be expected to meet the obligations of this scheme until its termination.

Overage

The seller will enter into a deed of overage with the buyer, this shall be 30% of the uplift in value on achieving any planning permission for use other than for agricultural or equestrian purposes, within 30 years of the sale date.

Plans, Areas and Schedules

These are based on the Ordnance Survey and the Rural Land Register. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Services

No mains services are currently connected. Mains electric and water are believed to be available in the vicinity, connection to these would be at the cost of the buyer.

Tenure

We are advised that the land is freehold and will be available with vacant possession.



Access track - in separate ownership



Rights of Way & Easements

The property has the benefit of an unrestricted right of way over a track leading from the council maintained highway to the land.

A footpath crosses the land and runs along the eastern boundary.

A water pipeline crosses the northern end of the land.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Viewing

By arrangement with the Joint Selling Agents:
Barbers Rural 01630 692500 sales@barbers-rural.co.uk, or
Savills 01952 239539 jack.cooper@savills.co.uk, or
John Brereton 07710 900767 jhb@jonespeckover.com

Viewing is strictly by appointment with the Agents.

Method of Sale

For Sale by Private Treaty as a whole.

Location

What3words: roadside ///stall.amuses.hogs
field gate ///warns.icicles.smirking
Postcode: SY14 7EJ

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