



For Sale by Private Treaty

Land at Threapwood, Threapwood, Malpas, SY14 7AN

SUMMARY

A small parcel of land extending to 3.08 acres (1.24 Ha) suitable for agricultural, equestrian or amenity use (subject to planning). The land has the benefit of direct gated access off Wrexham Road (B5069).

DIRECTIONS

From Malpas, follow Wrexham Road (B5069) for approximately 3 miles until you reach Threapwood and the land will be located on your right indicated by a sale board.

What3Words - [///chat.soaps.dote](https://www.what3words.com/#!/chat.soaps.dote)

VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

BASIC PAYMENT SCHEME (BPS)

The land is not registered with the Rural Payments Agency and no entitlements will be included with the land.

TENURE & TITLE

Freehold with vacant position upon completion.

Guide Price: Offers in Excess of £45,000

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 50% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is implemented.

SERVICES

There are no known services connected to this land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" described as Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser is responsible for erecting a stockproof boundary fence along the western boundary prior to completion.

SELLING AGENTS

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TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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

ACCESS

The land has direct gated access off Wrexham Road (B5069).



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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