



For Sale by Private Treaty Land adjoining Bryn Pabo, Rhosgoch, Anglesey

SUMMARY

A productive parcel of agricultural land totalling 63.01 acres (25.50 ha) in Rhosgoch, Anglesey for sale as a whole. The land has two access points directly off the lane suitable for large agricultural machinery. The land also has an old stone agricultural barn with stone wall surround, in need of attention if it was to be used or repurposed.

DIRECTIONS

What3words ///discloses.expensive.manages

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.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in the region of £650,000

OVERAGE

The land is sold with no overage provision.

SERVICES

Mains water to troughs.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 17" described as slowly permeable seasonally wet acid loamy and clayey soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible for maintaining boundaries.

ACCESS

Via the two gateways with direct access on to the lane.

SELLING AGENTS

Alice Kearns

Rostons Ltd

West View House

Hatton Heath

Chester

CH3 9AU

Tel: 01829 773000

Email:

alicekearns@rostons.co.uk

VENDORS SOLICITORS

TBC



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

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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.



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



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU

Tel: 01829 773000 | Email: info@rostons.co.uk

