

FOR SALE

INFORMAL TENDER £20,000 - £25,000

Approx 1 acre of Amenity Land at Stryt Isa, Penyffordd, Chester, CH4 0JY

*** INFORMAL TENDER GUIDE PRICE £20,000 - £25,000 ***
A well situated and conveniently sized parcel of amenity land extending to around 1ac, with mature boundaries and easy access via a council-maintained; peacefully situated in a rural location convenient for local centres and ideal for the grazing of a variety of livestock, particularly horses or ponies.







FOR SALE

Hope (1 mile), Gresford (5 miles), Rossett (6 miles), Wrexham (7 miles), Chester (10 miles)

All distances approximate.







- Circa 1ac
- Mature Hedge Boundaries
- Easy Access onto Council Maintained Rd
- Ideal for Grazing
- Water Nearby
- By Informal Tender (12:00 - June 12th)

DESCRIPTION

Halls are delighted with instructions to offer 1 acre of amenity land on Stryt Issa near Hope for sale by informal tender.

The land is easily accessed via a council-maintained road through a metal gate set within established hedging.

The land is broadly flat and extends, in all, to around 1acre, whilst offering excellent opportunity to those requiring a conveniently sized pasture paddock to serve grazing or equestrian interests.

SITUATION

The land is peacefully situated in a rural location broadly equidistant between the village of Hope and Pennyfford, which, between them, provide a respectable range of day-to-day amenities.

The popular villages of Rossett, Marford, and Gresford, all lie within a comfortable distance and can be reached in around 15 minutes by car, with the county centres of Chester and Wrexham also conveniently situated close by.

DIRECTIONS

Leave Hope to the north via Stryt Issa and continue for approximately 1.1 miles, where the land will be situated on the right and identified by a Halls For Sale board.

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METHOD OF SALE

The land is offered for sale by informal tender.

SERVICES

We are advised that mains water is available to the land.

TENURE & POSSESSION

The land is said to be of freehold tenure and vacant possession will be granted upon completion.

BUYERS PREMIIUM

Please note that the purchaser[s] of this property will be responsible for paying a Buyers Premium, in addition to the purchase price, of £2,000 +VAT (£2,400).

OVERAGE

The land will be subject to an overage of 25% over a period of 25 years for residential development.





INFORMAL TENDER PROCESS

Offers are invited from all interested parties and will be considered both with and without overage provisions.

Best and final offers are invited by 12 noon on Friday 12th June.

Offers must be submitted in writing by email to sedwards@hallsgb.com or by post (or recorded delivery) to Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

All offers should include the following information:

- The name, address and contact details of the purchaser
- The purchase price offered (expressed as a fixed sum)
- Whether the offer is made subject to an overage provision or otherwise
- Details of the purchaser's intended use of the land
- Confirmation of funding arrangements and proof of funds where appropriate
- Details of the purchaser's solicitor including contact details
- Confirmation that the offer is subject to contract only
- The anticipated timescale for exchange and completion

Offers should be expressed as a fixed sum and should not be calculated by reference to any other offer.

The vendor reserves the right not to accept the highest or any offer received and may enter into negotiations with any party following receipt of offers.

IMPORTANT AML

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

BOUNDARIES, ROADS, AND FENCES

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

VIEWINGS

At any point during daylight hours by those in possession of a copy of Halls' sales particulars.

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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