



## For Sale by Private Treaty Land & Building to the south of Garnedd Isaf, Rhosgoch

### SUMMARY

A parcel of grassland with agricultural buildings and hardstanding yard totalling 7.47 acres (3.02 ha) located to the south of Garnedd Isaf, Rhosgoch. The land would be well suited to a variety of purchasers including agricultural, equestrian and amenity buyers.

The buildings consist of a steel frame agricultural building currently used for storage of machinery and fodder. They are in good condition with plenty of hardstanding surrounding.

### DIRECTIONS

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### 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. Please enter the land from the gateway off the road and not via the track or hardstanding to the right of the residential property.

### TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in the region of £120,000

## OVERAGE

The land will be sold with no overage provision.

## SERVICES

To be confirmed.

## 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 predominantly Grade 2 with some Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The purchaser will be responsible for maintaining the boundaries.

## ACCESS

Gated access directly off the road.

## SELLING AGENTS

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## 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



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