



For Sale by Private Treaty

Land off Drury Lane, Drury, Buckley, Flintshire, CH5 3NG

#### SUMMARY

36.41 acres available as a whole or in two separate lots.

A substantial block of productive and versatile agricultural land. The land is currently down to grass but would be suited to a range of crops. Benefitting from two gated access points, the land is well situated with direct access on to the A549 and ease of access onto the A55.

The land also benefits from a number of environmental features including mature trees and hedges, which contribute to the aesthetically pleasing character of this charming block of land.

#### DIRECTIONS

What3words /// grants.riverbed.pods

#### VIEWINGS

The land can be viewed at a 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 registered title under title numbers WA794907 and WA957437 with vacant possession upon completion.

Guide Price:

Lot 1: 19.16 acres @ £10,000 - £12,000 per acre

Lot 2: 17.25 acres @ £10,000 - £12,000 per acre

## SERVICES

The land has the benefit of two water supplies with one located in each Lot.

## BASIC PAYMENT SCHEME

There are no Basic Payment Entitlements included with the land. They will be available for purchase separately by negotiation via the Selling Agents.

## 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 recorded on the Land Classification Series for England & Wales as Grade 3. Grade 1 being the best, Grade 5 the worst.

## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## ACCESS

Lot 1 and Lot 2 benefit from gated access off Drury Lane and the A549.

## FENCING

The purchaser(s) are responsible for erecting and maintaining any additional fencing should the property be sold in two Lots.

## 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

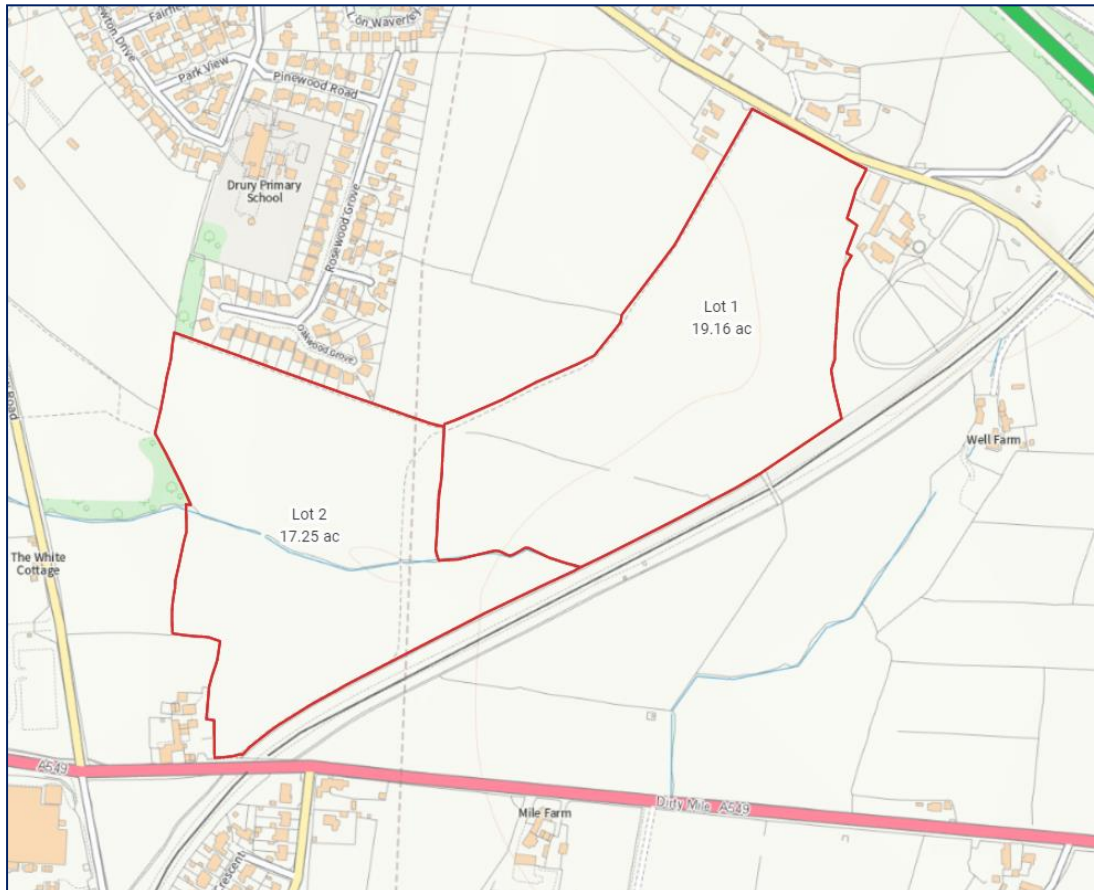
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## 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. Both lots are subject to a public footpath.

## OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 30% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 40 years. This will be triggered upon the grant of planning or if any change of use is implemented.



## SELLING AGENTS

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