



JACKSON-STOPS

Cheshire/Welsh Borders

7.33 Acres (2.96 Ha) of accommodation land

**adjoining Trevalyn Farm
Rossett Road Rossett
Nr Wrexham**

**OF INTEREST TO NEIGHBOURING HOUSEHOLDS, FARMERS, EQUESTRIAN BUYERS
SPECULATORS AND INVESTORS**

For Sale by Private Treaty in 2 Lots

Lot 1 - 4.91 acres (1.98 ha)

Guide Price: £100,000

Lot 2 - 2.42 acres (0.98 ha)

Guide Price: £35,000

Solicitors

**Wartnabys 44 High Street Market Harborough Leics LE16 7AH
Tel: 01858 463322 FAO: Mr M J Doody**

SALES | LETTINGS | DEVELOPMENT | LAND | PROFESSIONAL | VALUATIONS

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**Accommodation Land adjoining Trevalyn Farm
Rossett Road
Rossett
Nr Wrexham**

Situation

The land is located in the rural hamlet of Darland to the east of Rossett village and equidistant from the larger centres of Chester and Wrexham. The land which is offered for sale in 2 lots has road frontage to Rossett Road and Darland Lane being convenient for the A483 which connects to the Wrexham and Chester southerly by-passes.

Description

The land extends to 7.33 acres (2.96 ha) in 2 enclosures with extensive road frontage. It is capable of supporting both grass and arable cropping although of late the land has been used for grazing by livestock and horses and the occasional crop of hay.

In addition to farming and equestrian buyers the land may also appeal to neighbouring residents whose properties adjoin notably in the case of Lot 1. Likewise there may be interest from speculators and investors who view the land as being strategically placed on the edge of the rural hamlet of Darland and convenient for Rossett.

Town & Country Planning

The land is within the jurisdiction of Wrexham County Borough Council. Within the Unitary Development Plan Lot 1 is designated as open countryside where policy seeks to restrict development to small scale infilling and essential facilities for agricultural or forestry workers and in exceptional circumstances consideration may be given to affordable housing.

Lots 2 is designated as Green Barrier where development is limited to agriculture, forestry, essential facilities for outdoor sport or recreation, cemeteries and other uses which maintain the openness of the Green Barrier.

General Remarks & Stipulations

Tenure

Freehold with vacant possession.

Third Party Rights

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

Future Development

The contracts will contain a clause reserving in favour of the vendors 50% of any uplift in value arising on the granting of planning permission save for equestrian, horticultural or agricultural uses.

Services

Mains water is connected to certain of the fields although prospective purchasers should make independent enquiries of Dee Valley Water.

Site Plan

The plan included in these particulars is reproduced from the Ordnance Survey. Whilst every care has been taken in the preparation of the plan and the calculation of areas it is reproduced for identification purposes only.

Local Authorities

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

Dee Valley Water, Packsaddle, Wrexham Road, Rhostyllen, Wrexham, LL14 4EH. Tel: 01978 846946



Entitlements

For the avoidance of doubt no quotas or single farm payment entitlement is included with the sale.

Viewing

An inspection of the land may be made at any reasonable time on production of these particulars if challenged.

Directions

Travel from Chester on the A483 Wrexham Road towards Pulford and Eccleston. On entering the village of Lavister turn left into Darland Lane and after 400 yards bear right into Gamford Lane signposted Trevalyn following the road to the next T-junction. Bear left onto Rossett Road and the land is on the left hand side with access off Darland Lane immediately to the left.

Viewing and further details from the Sole Agents:



25 Nicholas Street
Chester CH1 2NZ
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