

Land at Malpas
Cheshire

savills

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Land at Malpas

Malpas | Cheshire | SY14 7BE

Malpas 1 mile | Threapwood 3 miles
Whitchurch 8 miles | Wrexham 10 miles
Chester 16 miles | Crewe Station 23 miles

A USEFUL BLOCK OF AGRICULTURAL LAND AND WOODLAND FOUND CLOSE TO THE POPULAR VILLAGE OF MALPAS

153.48 Acres of productive farmland and amenity woodland

Bordered by mature hedges, suitable for grazing or cropping

Highly accessible, close to prominent agricultural and equestrian businesses

Includes attractive environmental and historic features

153.48 Acres (62 Ha)

Available as a whole or in three lots

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Lot 1A


Lot 1A

The land is situated in the rolling South Cheshire countryside, straddling the Welsh border three miles south of the market town of Malpas. The owners have carefully managed the land to protect and enhance its natural features, alongside improving it's productive capacity. The result is an excellent network of workable enclosures, suitable for grazing, conservation or cropping. The land is bordered by an impressive network of mature hedges, well-established trees and woodland. The area has a long tradition of productive dairy farming, which continues to be core to the land use today. The land would be ideally suited to a variety of enterprises, or alternatively presents an attractive investment opportunity.

The land also includes a substantial block of mature woodland and meadows, in an attractive position with road access as well as a yard and agricultural building.

The holding has been thoughtfully acquired by the present owner over a number of years, and is brought to the market as a whole for the first time.

Lot 1A – Land South of Dog Lane

A good block of around 70 Acres, currently under permanent grass. We understand that there is a water main adjacent to the site, but are not aware of any connection, the land does however benefit from a natural water supply which has stock watering points. Most recently the land has been used for mowing and accommodation.

Lot 1B – Land North of Dog Lane

An easily accessible block of level land, recently used for mowing and arable cropping, comprising around 29 Acres.

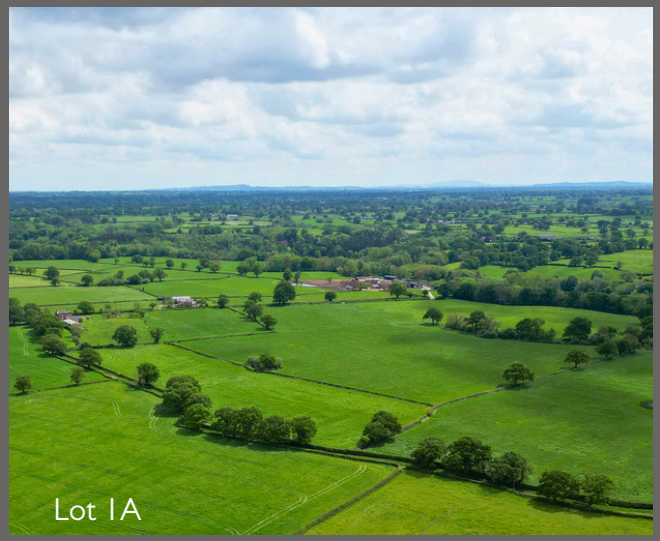
Lot 2 – Wych Brook Woodlands

Comprising some 54 Acres of predominately woodland running along the Wych Brook. The woodland itself is mature and mixed, containing a good number of native species. Within the eastern part of the woodland is a Scheduled Ancient Monument, called Castle Hill, a motte and ditch system. Within the western part of the woodland is a SSSI, known as the Well Rough and Long Plantation SSSI.

Included within the lot is an area of hard standing and a general-purpose steel framed building (measuring approximately 28m x 10m), providing a useful area from which to manage the woodland, as well as providing parking and access for machinery. The vendor shall require the purchaser to enter into a deed of overage in respect of the building and yard, being the area edged red on the plan within, full details are available from the selling agents.

Statutory Designations

The land is within a Nitrate Vulnerable Zone (NVZ). The woodland within Lot 2 contains a Scheduled Ancient Monument (SAM) and is partially within a SSSI (Well Rough and Long Plantation SSSI).


Lot 1A

Method of Sale
The property is offered for sale by private treaty, as a whole or in lots.

Local Authorities
Cheshire West and Chester local authority area.

Minerals, Sporting and Timber Rights
The rights, so far as they are owned, are included in the sale.

Planning
The land is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions and planning charges which may be or come into force. The purchaser will be deemed to have full knowledge of these..


Lot 2

Overage
The Vendor is to enter into a Deed of Overage with the purchaser in respect of the marked building which forms part of Lot 2, this shall be 30% of the uplift in the market value of the property on achieving any planning permission for non-agricultural development, in force for 30 years from the date of sale.

Grant Schemes
The land is currently entered into a Higher-Level Stewardship Scheme, full details are contained within the data room or available on request. The current scheme expires 30th September 2028.

VAT
In the event that the sale of the property, or any part of it, or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration.

Viewing
By arrangement with the Joint Selling Agents:
Barbers Rural 01630 692500 sales@barbers-rural.co.uk, or
Savills 01952 239539 jack.cooper@savills.co.uk, or
John Brereton 07710 900767 jhb@jonespeckover.com

Viewing is strictly by appointment with the Agents.

Location
Lot 1 – Junction of Dog Lane and Dymocks Mill Lane, SY14 7BE
Gateway North of Lane.
What3Words: ///clocking.delighted.kind

Lot 2 – Junction of Dog Lane and Dymocks Mill Lane, SY14 7BE
Gateways off lane and bridleway.
What3Words: ///slept.influence.energy

Lot 3 – Dymock Lane, Woodhouse Farm near Woodhouse Grange, SY14 7NE
Gateway to fields on the North of the lane.
What3Words: ///scanner.expiring.onion

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