



Land forming part of The Bank  
Threapwood, Malpas

**bR** **barbersRURAL**  
rural surveyors & property agents

Land forming part of The Bank  
Threapwood  
Malpas  
Cheshire, SY14 7AL

Malpas 3 miles | Whitchurch 9 miles  
Wrexham 9 miles | Chester 15 miles

A substantial block of agricultural land (196.94 Acres / 79.70 Ha in all) with potential for continued grazing use or arable cropping and excellent access from the B5069.

Offered for sale as a whole or in five lots on behalf of the LPA Receiver:

- Lot 1 - 5.88 Acres (2.38 Ha)
- Lot 2 - 7.82 Acres (3.16 Ha)
- Lot 3 - 7.70 Acres (3.12 Ha)
- Lot 4 - 9.44 Acres (3.82 Ha)
- Lot 5 - 166.10 Acres (67.22 Ha)



Barbers Rural are instructed to offer for sale on behalf of the LPA receiver a substantial block of prime agricultural land totalling approximately 196.94 Acres. The land forms the major part of a dairy farm, the farmstead for which is likely to be available in due course along with a further 27 Acres.

The land is found just outside the charming village of Threapwood which is situated on the Cheshire/Wales border just 3 miles west of Malpas. The area is exceptionally popular as it combines all the benefits of rural living, a peaceful environment and outstanding views with

convenience for those required to commute to further afield.

Whitchurch, Wrexham and Chester are easily accessible as are the larger cities of Manchester, Liverpool and Birmingham.

Although found in a quiet rural location, the majority of the land has direct access from the B5069 ensuring easy access for larger machinery. The smaller parcels are found to the opposite side of the B5069 and can be accessed from Tinkwood Lane which is a smaller, no-through lane.



The land as a whole totals approximately 196.94 Acres (79.70 Ha) and is offered for sale as follows:

Lot 1 - 5.88 Acres (2.38 Ha) permanent pasture with frontage to the B5069. The land slopes towards the boundary brook and includes an area of rough pasture and woodland.

Lot 2 - 7.82 Acres (3.16 Ha) permanent pasture and includes a sloping area of rough ground and woodland. The land is accessed from Tinkwood Lane.

Lot 3 - 7.70 Acres (3.12 Ha) permanent pasture and some rough grass and woodland. The land is primarily accessed from the B5069 with a secondary access from a side lane off Oldcastle Lane.

Lot 4 - 9.44 Acres (3.82 Ha) permanent pasture split in to four smaller enclosures. To the south, the land slopes down to the brook.

Lot 5 - 166.10 Acres (67.22 Ha) permanent pasture which has been utilized for the grazing of a dairy herd and mowing over many years.

Several concrete sleeper cattle tracks have been installed to allow easier access for stock to the fields at the northern end of the farm. The individual fields are fenced with high tensile wire and, in many instances, mature hedgerows. The land to the west slopes gradually down to the boundary woodland. There are several small wooded coppices and ponds across the farm which are a haven for native wildlife and birdlife.

The soil is classified as Wick 1 on the Soil Survey of England and Wales, which is a slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils mostly suited to grass production for dairying or beef and some cereal production.



## Receivers

Please note that Barbers Rural Consultancy LLP are acting in the sale on behalf of the LPA Receiver and therefore these sales details cannot be relied upon entirely. Buyers are advised to make their own investigations on all matters.

## Tenure

We are advised that the land is sold freehold with vacant possession upon completion.

## Basic Payment Scheme

The land is registered under the Basic Payment Scheme however the entitlements are not included within the sale.

## Environmental Schemes

The land is not registered within any Environmental Schemes.

## Services

No separate mains services are currently connected to any of the land although these services are believed to be available in the area. Connection to these services would be at the cost of the buyer.

## Sporting, Mines and Mineral Rights

The sporting rights, mining rights and mineral rights are believed to be included in the sale.

## Rights of Way & Easements

A footpath crosses field runs north to south across the farm.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

## Method of Sale

For Sale by Private Treaty as a whole or in five lots. Consideration would be given to further division if requested.



## Plans, Areas and Schedules

These are based on the Ordnance Survey and the Rural Land Register. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

## Viewing

By arrangement with the Agents, Barbers Rural who can be contacted on 01630 692500 or 01270 439500 or [info@barbers-rural.co.uk](mailto:info@barbers-rural.co.uk). Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agents' sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.

## Directions

Leave Malpas on the B5069 via Church St. The land will be found after approx. three miles just before entering Threapwood village.

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Photos taken Oct 2020 and Jan 2021.



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passionate about rural property  
rightmove



"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

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