

FOR SALE BY PRIVATE TREATY



**MELLER SPEAKMAN**

SINCE 1836

Land Off Liverpool Road, Backford, Chester – 11.67 Acres  
Offers in excess of £115,000

## 11.67 ACRES OF LAND ON THE OUTSKIRTS OF CHESTER

### DESCRIPTION

An excellent opportunity to purchase a block of productive grassland extending approximately 9 acres (3.6 hectares) together with approximately 2.6 acres (1 hectare) of woodland offered as a whole. The land benefits from direct road access off Liverpool Road (A41).

The land lies in a prominent and accessible semi-rural location in the village of Backford and adjoining the canal, approximately 3 miles north of the centre of Chester and 10 miles south of Birkenhead, with communications to surrounding towns and cities.

The land is contained within one enclosure with hedgerow and fenced boundaries. The land would lend itself to both arable and grassland farming alike with the Agricultural Land Classification detailing the Land as Grade 3 which is good to moderate quality. The land is classified as Soilsclapes 8 with slightly acid loamy and clayey soils.



### DIRECTIONS AND ACCESS

From Bache Train station (Chester), travel north along Mill Lane for approximately ½ a mile. At the roundabout continue straight onto Heath Rd for ½ a mile, and then take a left hand turn down Flag Lane to join the A41. Follow the A41 for just less than a mile, and the access point to the land is on the left hand side.

WhatThreeWords: vets.rating.port



### METHOD OF SALE

The Land is for sale in one lot by way of Private Treaty.

### TENURE

The Land is held on a freehold basis and shall be sold with vacant possession.

### WAYLEAVES, EASMENTS AND RIGHTS OF WAY

The property is sold subject to all existing Easements, Wayleaves and Rights of Way. Whether public or private, or wayleaves, easements and any other Rights specially referred to or not.

### MINERAL AND SPORTING RIGHTS

Mineral and sporting rights are included within the sale so far as they are held by the vendor.

### SERVICES

It has not been confirmed if there is an active water supply. Interested parties are advised to conduct their own investigations on services.

### OPTION AGREEMENT

The land shall be sold subject to an option agreement in favour of Hynet North West. Further details of this option agreement are available through the Vendors agent.

### 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.

### OVERAGE

The land is to be sold subject to an overage provision in favour of the Seller where the Seller shall be entitled to 35% uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 35 years and shall be triggered upon the grant of planning or if any change of use is implemented.





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Land at Backford



## MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering legislation and must therefore obtain evidence of the identity and proof of address of potential purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## 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, images and illustrations are strictly for general identification purposes only.

## VIEWINGS

Viewings are available through prior appointment with the vendors agent.

### FOR FURTHER DETAILS, CONTACT:

Olivia Hodson

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services and fittings tested. Land measurements are only approximate and should not be relied upon. If plans and photographs are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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[www.mellerspeakman.com](http://www.mellerspeakman.com)