

**37.13 ACRES OF LAND ON MAIN ROAD**  
LOWER KINNERTON, NR CHESTER

**JACKSON-STOPS** 

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**LAND ON MAIN ROAD, LOWER KINNERTON,  
NR CHESTER, CH4 9AE**

## **A VERSATILE & PRODUCTIVE PARCEL OF AGRICULTURAL LAND WITH ROAD FRONTAGE AND GOOD ROAD LINKS**

**37.13 ACRES (15.02 HECTARES) FOR SALE AS A WHOLE**

**CLOSING DATE FOR OFFERS: 28 APRIL 2026**

**GUIDE PRICE: EXCESS £12,500 PER ACRE**



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### **DISTANCES**

A55 EXPRESSWAY 3 MILES

CHESTER 5.5

MOLD 8 MILES

WREXHAM 13 MILES

(APPROXIMATE DISTANCES)

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### **LOCATION & INTRODUCTORY NOTE**

The land is located in Lower Kinnerton being some 5.5 miles to the south west of Chester. It is situated on the south side of Main Road adjacent to Moorend Farm and has road frontage with a field gate. The area enjoys good road communications being within 3 miles from the A55 Expressway and there is a livestock market at Mold which is 8 miles distant.

The land will undoubtedly be of interest to the farming community and in recent years has supported both grass and arable cropping.

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### **DESCRIPTION**

This extends to 37.13 acres (15.02 hectares) within a ring fence comprising 3 fields enclosed by a combination of mature hedges and post & wire fencing albeit not completely stockproof. The land is generally flat being between 10-15 metres above sea level and the fields against the westerly boundary are prone to occasional flooding during the Winter months. According to the Agricultural Land Classification mapping system the land is Grade 3 and lies within a Nitrate Vulnerable Zone. The soil type is a medium



to heavy clay loam capable of supporting grass and arable cropping including maize. It has recently supported Winter cereals and is now lying fallow. There is no water connected to the land but there is a mains supply in Main Road.

Whilst purchasers must make their own enquiries of the Local Authority there may be potential to erect farm buildings or possibly stabling subject to the availability of planning permission.

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## PROPERTY INFORMATION

**Address:** Land on Main Road, Lower Kinnerton, Nr Chester, CH4 9AE

**Tenure:** Freehold with vacant possession on completion.

**Services:** No main services are connected

**Local Authority:** Cheshire West & Chester Council -  
T: 0300 123 8123

**Town & Country Planning:** The land is within the jurisdiction of Cheshire West & Chester Council. Within the Local Development Plan the land is designated as Green Belt where there is a general presumption against development.

**Third Party Rights:** The property is sold subject to all existing wayleaves, easements and rights of way whether specified or otherwise. In this regard it should be noted that there is a public footpath and a vehicular right of way in favour of the neighbouring landowner along the track against the easterly boundary.

**Future Development:** The contract will contain a clause reserving in favour of the vendor 25% of any uplift in value arising on the granting of planning permission for residential or commercial use within 25 years.

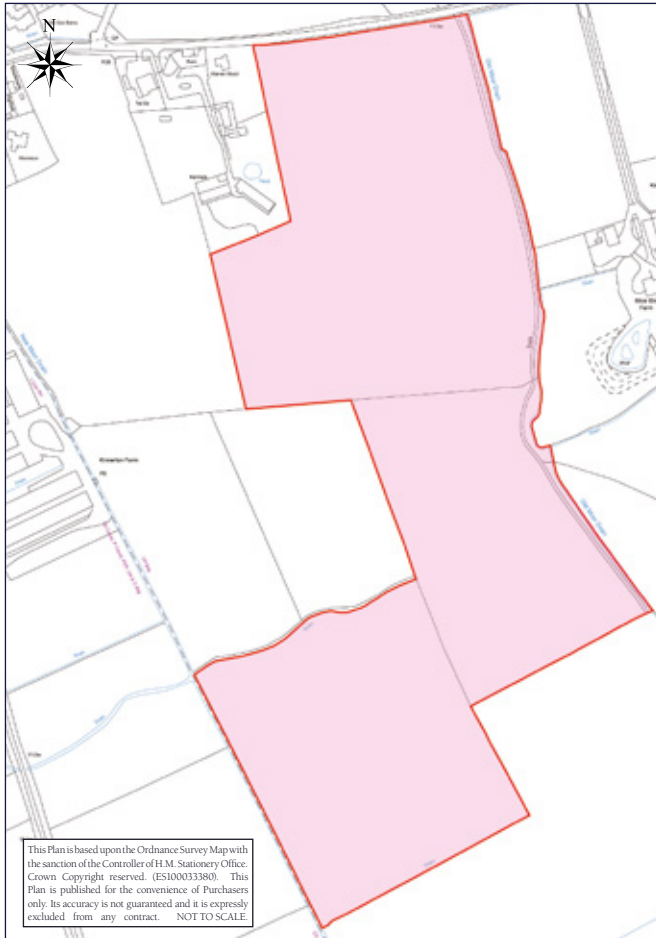
**Entitlements:** The land is registered with the Rural Payments Agency and eligible for subsidies under the Basic Single Payment Scheme. These are excluded from the sale but

available by separate negotiation.

**Viewing:** Strictly by appointment via the Chester Office of Jackson-Stops - T: 01244 328 361

**Method of Sale:** It should be noted that a completed 'Informal Tender' pro-forma must be sent to [chester@jackson-stops.co.uk](mailto:chester@jackson-stops.co.uk) before the deadline of midday on Tuesday 28 April 2026 in order for the offer to be submitted to the vendors.

**Directions:** From Chester city centre travel south crossing the river and at the Overleigh roundabout take the third exit into Lache Lane. Continue along Lache Lane passing under the A55 Expressway and at the roundabout turn right on to Main Road. Having passed through Gorstella, continue along Main Road passing Moorend Farm whereupon the entrance with field gate into the land will be seen on the left-hand side.



**Important Notice** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

CHESTER

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