



FOR SALE by Informal Tender

78.52 acres of land at Morriston Farm, Sealand, Flintshire, CH5 2LH in three lots or as a whole.

Three blocks of predominantly arable land with good road access.



ATCHAMS
CHARTERED SURVEYORS

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78.52 acres of land at Morryston Farm, Sealand, Flintshire, CH5 2LH

For Sale in three lots or as a whole by Informal Tender

Guide Price (whole) £785,000

- 78.52 Acres (31.78 Hectares) in total.
- **Sale by Informal Tender.**
- Predominantly Arable Land.
- Root Cropping Land
- Tender bids to be submitted by 12 midday on Tuesday 14th January 2025.
- Grade 2, level ground throughout.
- **Enquiries through Atchams. Contact Gareth Lay 07399 184 807 or Laura Parry-Jones Tel: 07359 108 992.**

Land at Morriston Farm, Sealand, Flintshire, CH5 2LH – 78.52 acres of Agricultural Land

LOCATION

Land at Morriston Farm is located on the English/Welsh border on Green Lane, close to Sealand and the Chester, in the County of Flintshire.

It is approximately 5 miles to the North-East of Chester, with Ellesmere Port being 7 miles to the North-West. The subject land is located within an area close to some residential properties and agricultural land. The property adjoins open farmland.

Access to the land is taken directly off a council owned and maintained highway, Green Lane. All three lots of land can be accessed separately. A right to utilise this road will be granted as part of the sale.

DESCRIPTION

The property comprises 78.52 acres (31.78 hectares) in total of bare agricultural land. This is available as a whole or in three Lots:

Lot 1 – 24.83 acres (10.05 hectares)

Lot 2 – 25.74 acres (10.42 hectares)

Lot 3 – 27.95 acres (11.31 hectares)



The land has been used for arable purposes and most recently used for growing potatoes. The land will be laid to grass prior to vacant possession.

The land is not at risk from flooding (according to the Environment Agency).

The land is not within the Green Belt.

There is a public right of way which follows the eastern boundary of all three Lots.

SERVICES

We understand that Mains Water is not connected to the land, but may be available in the road. We understand that water and gas pipes cross the land, as well as several telegraph poles.



TENDER DETAILS

The property is to be sold by Informal Tender. All tenders to be submitted on the specified forms, which must be received no later than Tuesday 14th January 2025 at 12 Midday. Tender forms will be available by request from Atchams. A legal pack to include sale contract will be available during the marketing process. Packs can be requested from the vendors' agents. Contract packs are available in advance. Contracts must be completed by 10th March 2025.

BASIC PAYMENT ENVIRONMENTAL SCHEMES

There are no Historic Entitlements included in the sale. As far as the Vendor is aware, the holding is not within any Environmental Stewardship Schemes.

GUIDE PRICE

The agents suggest a guide of £785,000 (Seven Hundred and Eighty Five Thousand Pounds) as a whole or in Lots with a guide of £10,000 per acre.

Potential purchasers are invited to make offers at an appropriate level at their discretion.

TENURE AND POSSESSION

The property is offered for sale Freehold with Vacant Possession on all parts upon completion.

VIEWINGS

Potential purchasers are advised to contact the agent in advance of viewings in case the property has been withdrawn from the market.

All viewings are to be made by appointment with the sole agent Atchams, Holly Farm, Wolverley, Shrewsbury, SY4 5NQ. Contact Laura Parry-Jones Tel: 07359 108 992 or Gareth Lay Tel: 07399 184 807.

LEGAL DOCUMENTS AND COSTS

The purchaser is to be responsible for their own legal and professional costs associated with the purchase. A Legal pack can be requested at any time. Each purchaser will be required to contribute to the vendor's legal costs of £1500 plus VAT.

VAT

VAT is not applicable on the sale price.

IDENTIFICATION CHECKS

In accordance with New Money Laundering Obligations for UK Property Transactions: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, prospective buyers must provide two forms of identification prior to submitting an offer, which will be checked and verified by the selling agents.

PLANNING

As far as the vendors are aware there is no recent planning history associated with the property. Any purchasers will be responsible for carrying out their own planning searches.

The Local Authority is Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NB.

POTENTIAL HISTORIC LAND CONTAMINATION

Within lot 3 is an area of land amounting to approximately 1 acre which may be subject to the tipping of inert materials such as soil and bricks. This tipping ceased approximately 8 years ago. The incident has been recorded with Natural Resources Wales (NRW) who have confirmed that no action will be taken. The materials appear to be inert and compostable waste. The vendor will not be moving the materials prior to a sale. All buyers must be aware and undertake their own due diligence.

UPLIFT CLAUSE

The property will be sold subject to an uplift clause where if the purchaser gains planning or develops the property for a non agricultural/equestrian use, the vendors reserve the right to claim 30% of the uplift for the next 25 years. Full details of the uplift can be obtained from the vendors' agent and will be available within the contract pack.

EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which may affect it. The land will be sold subject to rights of way, as shown on the plan in blue. Further details can be obtained from the vendor.



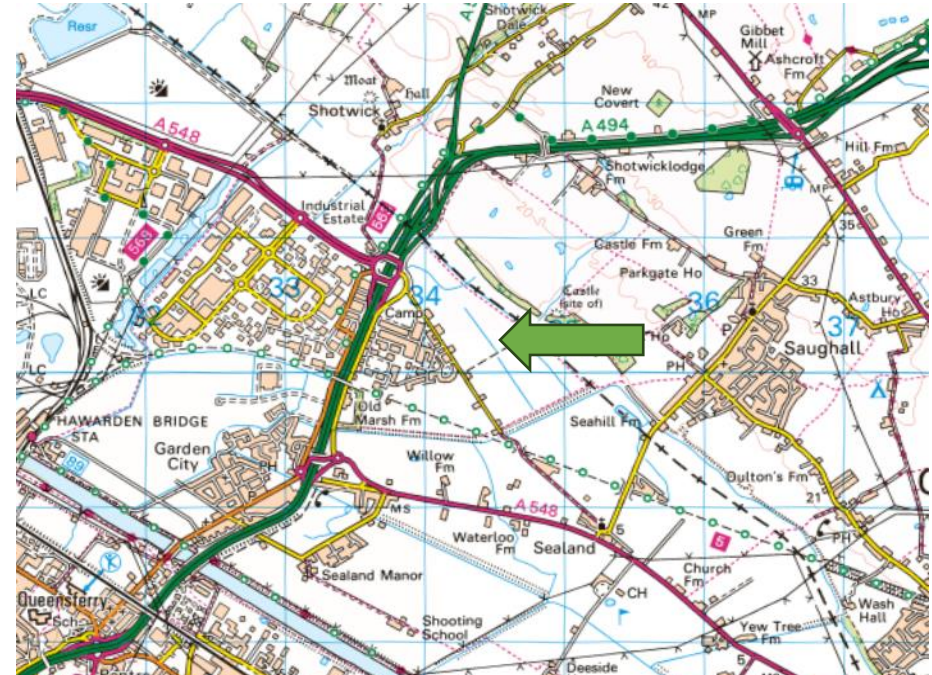
Land at **Morrison Farm, Sealand, Flintshire, CH5 2LH** – 78.52 acres of Agricultural Land



All dimensions are approximate and the plans provided are for identification only.

Photographs taken August 2024

Land at Morriston Farm, Sealand, Flintshire, CH5 2LH – 78.52 acres of Agricultural Land



Atchams, Holly Farm, Wolverley, Shropshire SY4 5NQ

Laura Parry-Jones

laura.parry-jones@atchams.co.uk
07359 108 992

Gareth Lay

gareth.lay@atchams.co.uk
07399 184 807

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Atchams has made every effort to attempt to ensure that the particulars and other information provided are as accurate as possible and the particulars are not intended to amount to advice given, which you should rely upon as being factually accurate. Some images may have been taken using wide angle lenses. The reader should not assume that the property has all necessary planning, building regulations or any other consents and Atchams have not tested any services, facilities or equipment. All measurements and distances given are approximate. Atchams, its employees and anyone instructed on their behalf cannot offer warranties or guarantees, whether expressly or implied in relation to the property, or the content of these particulars is accurate, complete or up to date. The photographs provided represent part of the property as it appeared at the time they were taken (August 2024). All rentals and prices are quoted exclusive of VAT (which may be charged in addition) unless otherwise stated. Should you require any further information, please contact us info@atchams.co.uk Atchams Limited (Co Reg 11793641) whose registered address is Holly Farm, Wolverley, Shropshire, SY4 5NQ. Atchams is regulated by RICS. Your statutory rights are not affected by this notice.

Prospective purchasers will be asked to produce identification of the intended purchaser and other documentation in order to support any conditional offers submitted to the vendors. Atchams offers no liability of any type arising from the purchasers delay or other lack of co-operation. We may hold purchaser's names on our database unless you instruct us otherwise.

View the property at www.atchams.co.uk/property