



53.74 ACRES OF LAND ON HOLYWELL ROAD
NORTHOP, NR MOLD

JACKSON-STOPS 

**LAND ON HOLYWELL ROAD
NORTHOP, NR MOLD, FLINTSHIRE, CH7 6BA**

**AN ATTRACTIVE & PRODUCTIVE PARCEL
OF AGRICULTURAL LAND WITH EXTENSIVE
ROAD FRONTAGE AND GOOD ROAD LINKS**

53.74 ACRES (21.74 HECTARES) FOR SALE AS A WHOLE

CLOSING DATE FOR OFFERS: 30 SEPTEMBER 2025

DISTANCES

A55 EXPRESSWAY 1MILE

MOLD 3.5 MILES

HOLYWELL 6 MILES

CHESTER 13 MILES

(DISTANCES APPROXIMATE)





LOCATION & INTRODUCTORY NOTE

The land is located to the west of Northop on Holywell Road being just a short distance from the village. It has extensive road frontage either side of Maes Celyn which is a small development of housing. It currently has a single point of access to the west of Maes Celyn although historically there was a second field gate to the east of Maes Celyn nearer to the village. The area enjoys good road communications being 1 mile from the A55 Expressway and there are livestock markets at Mold and St Asaph which are 3.5 miles & 15 miles respectively.

Whilst the land will undoubtedly be of interest to the farming community it is close to the village settlement boundary with extensive frontage to Holywell Road. As such there may be speculative purchasers who take the view that the land offers development prospects in the medium to long term.

DESCRIPTION

The land extends to 53.74 acres (21.74 hectares) within a ring fence comprising 3 fields enclosed for the most part by mature hedges. It is a particularly attractive parcel of land which is gently sloping and the hedgerows are lined with mature oak trees. The land is between 110-145 metres above sea level and according to the Agricultural Land Classification mapping system it is predominantly Grade 2 and Grade 3. The soil type is a silty loam with stoney outcrops being capable of supporting both grass and arable cropping. It has recently supported winter cereals and it is envisaged that all the land will be laid to grass on the point of completion. There is no water connected to the land but there is a mains supply in Holywell 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.

PROPERTY INFORMATION

Address: Land on Holywell Road, Northop, Nr Mold, Flintshire, CH7 6BA

Tenure: Freehold with vacant possession.

Services: No main services are connected

Local Authority: Flintshire County Council -
T: 0303 123 1113

Town & Country Planning: The land is within the jurisdiction of Flintshire County Council. Within the Local Development Plan the land is designated as open countryside, save for a sliver to the south east corner fronting Holywell Road which is Green Barrier.

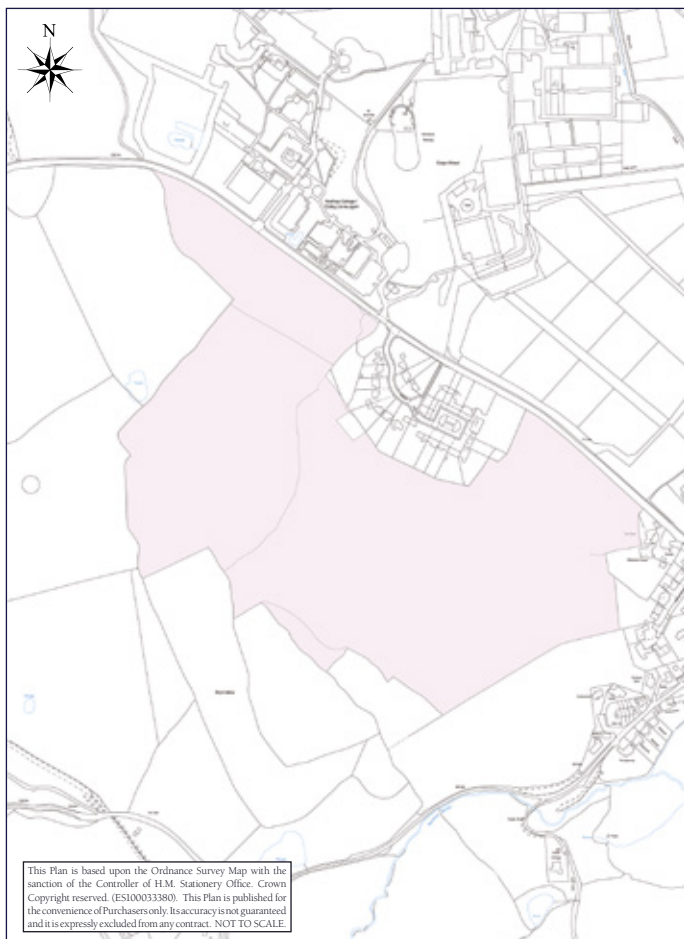
Third Party Rights: The property is sold subject to all existing wayleaves, easements and rights of way whether specified or otherwise. In this regard there is an above ground electricity line on wooden poles traversing the land.

Future Development: The contracts will contain a clause reserving in favour of the vendor 35% of any uplift in value arising on the granting of planning permission for residential use within 25 years.

Entitlements: The land is registered with Rural Payments Wales and eligible for subsidies & quotas under the Basic Payment Scheme. These are excluded from the sale but available by separate negotiation.

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

Directions: Travel west from Northop on the B5126 (Holywell Road) and having passed through the traffic lights the road bears to the right. Continue along a straight length of road passing Maes Celyn on the left hand side and beyond which is the field gate opposite the entrance to the Northop Campus to Wrexham University.



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.

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