



5.36 acres agricultural land, Moor Lane, Hapsford,
Helsby, Chester WA6 0JE
For Sale by Private Treaty



SELBY RURAL
Chartered Surveyors & Agricultural Valuers

5.36 acres agricultural land at Hapsford, Helsby, Chester

The agricultural land totals 5.36 acres (2.17 ha), currently growing a maize crop, however suitable for grass and equestrian use (subject to planning).

The property is offered for sale by Private Treaty as a whole.



Location

The property is located off Moor Lane (A5117), situated between junction 14 of the M56 and the Hapsford traffic lights. The land situated is to the south of Moor Lane.

What3words: [///gazes.plausible.refills](https://www.what3words.com////gazes.plausible.refills)

Description

The property is a useful block of agricultural land currently down to a maize crop. In the past the land has grown arable and grass crops. The property benefits from good access onto Moor Lane (A5117). There are no services to the land. There is a pond on the south-east boundary and small area of woodland on the eastern boundary.

The boundaries are a mixture of stock proof fencing and mature hedgerows.

This sale provides an ideal opportunity for neighbouring property owners and local farmers to increase their holding size and will also appeal to those looking to purchase a separate area of good sound land in the locality, that could be used for other purposes (subject to planning).

Basic Payment Scheme and Stewardship Schemes

The Vendors have claimed the BPS for 2023, and as the scheme is now de-linked, there are no entitlements available. The purchaser must comply with Cross Compliance for the remainder of the scheme year. We are not aware of any Stewardship Schemes or similar.

Services

There are no mains services connected to the property.

Wayleaves, easements, rights of way, etc.

The property is sold subject to and with the benefit of all existing rights, including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Tenure and Possession

The property is sold freehold and with vacant possession on completion. The vendor reserves the right to harvest the maize post completion.

Viewings

The land can be viewed at any time.

Method of sale

The property is offered for sale by Private Treaty as a whole.

Restrictive Covenant

Part of the land is subject to a historic covenant;

(a) Not to erect any buildings on the said land other than private dwellinghouses of a rateable value of not less than Twenty pounds per annum

(b) Not to carry on any noisy or offensive trade or business upon the property hereby assured or in any buildings erected thereon and not to do or allow anything to be done upon the said property which shall be or grow to be a nuisance or annoyance to the Vendor or her successors in title or tenants or owners or occupiers of the adjoining or neighbouring property and

(c) There shall not at any time be erected or placed or suffered to remain on the said property any temporary buildings or structures except private wooden garages and except sheds workshops or office rooms to be used for the purpose of and in connection with the building of permanent buildings in course of construction upon the said property".

It is for the potential purchaser to take advice on the restrictive covenant.

Particulars

Brochure produced September 2023

Photographs taken August 2023

Sale Plan

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

Money Laundering Regulations

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

Contact Details

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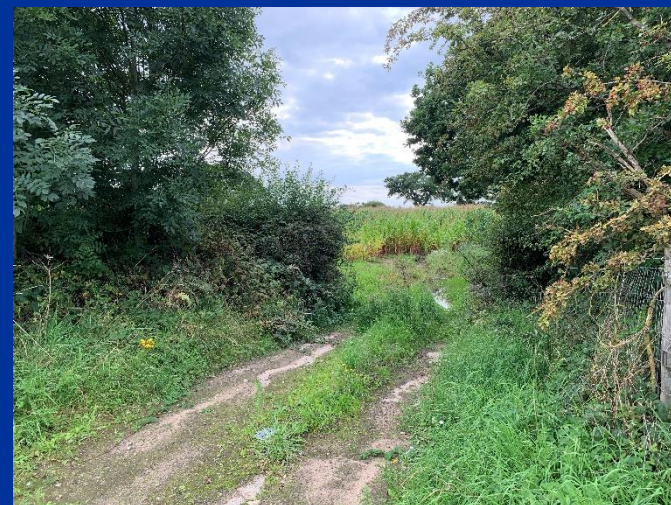
Email: sjb@whittakerandbiggs.co.uk

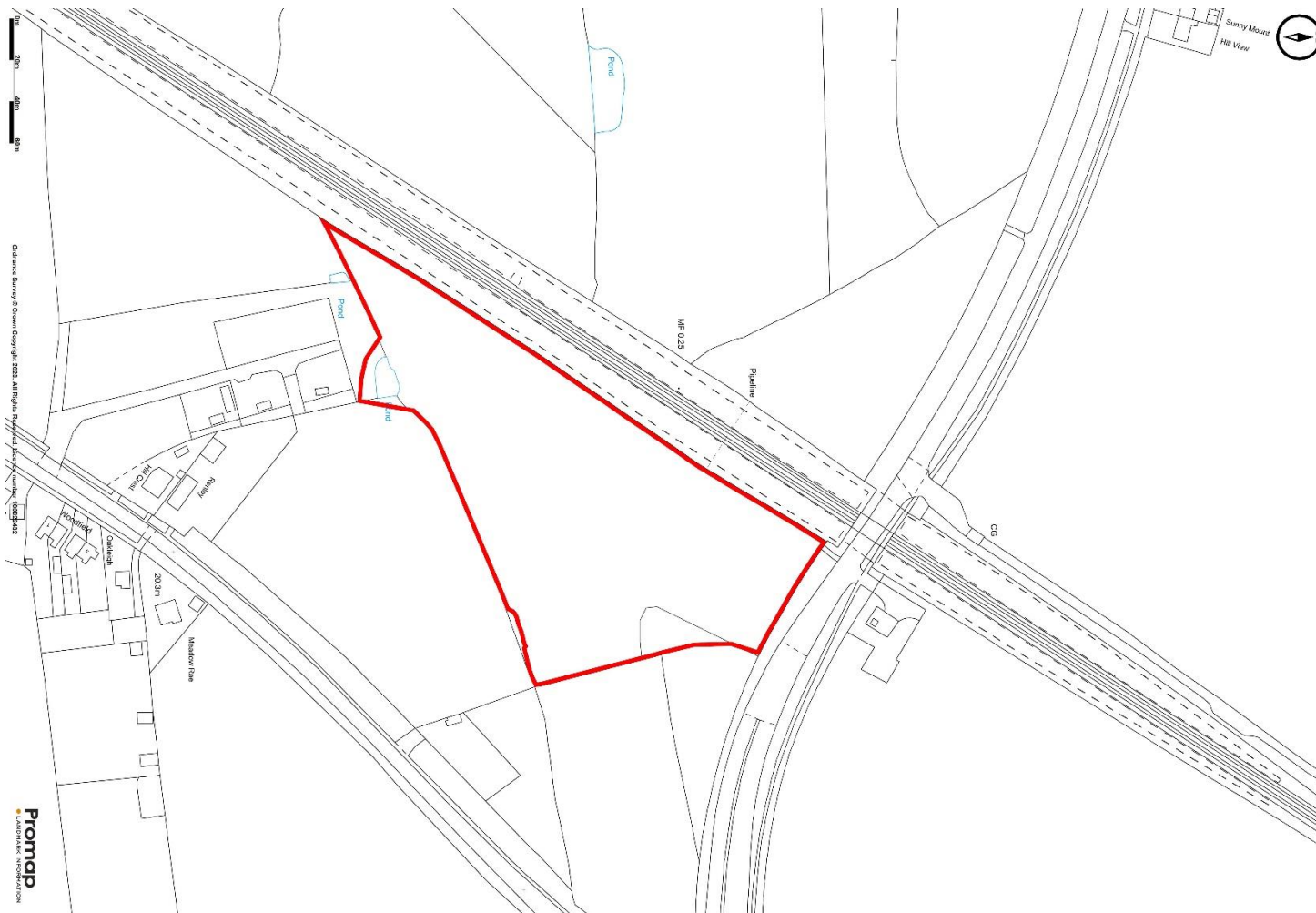
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Directions

From Helsby, head west on the Chester Road towards Hapsford. Continue through the Hapsford traffic lights on to Moor Lane (A5117). After 230 metres the field is on your left-hand side, just before the railway bridge.

From Chester, head east on the M56 motorway, come off at junction 14 and take the 3rd exit on to Moor Lane (A5117) towards Helsby. Continue for 0.8 miles, the field is on the right-hand side immediately after the railway bridge.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings, or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non-standard lenses.