



MISREPRESENTATION ACT 1967

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Wright Manley

Chartered Surveyors • Auctioneers • Valuers • Land & Estate Agents

**“THE PARK”
KINNERTON LODGE ESTATE,
KINNERTON LANE, HIGHER KINNERTON,
NR. CHESTER, CH4 9BE**



Comprising 47.74 acres (19.32 hectares) of fertile pastureland in 2 Lots, conveniently and strategically situated on the outskirts of the village of Higher Kinnerton, with the benefit of Council road frontage

**FOR SALE BY PUBLIC AUCTION EITHER AS A WHOLE OR IN 2 LOTS
(Subject to conditions, reserve and prior sale)**

Lot 1 - 41.18 Acres (16.7 Ha)

Lot 2 - 6.56 Acres (2.65 Ha)

ON

**WEDNESDAY 24TH MARCH – 7.00 PM
AT ROWTON HALL HOTEL,
ROWTON, CHESTER, CH3 6AD**

SOLICITORS

Matthews Lewis & Co.
Martins Bank Chambers
Hoole
Chester
CH2 3NF
Ref: AH
Tel: 01244-311633
Fax: 01244-342982

AUCTIONEERS

Wright Manley
15 Grosvenor Street
Chester
CH1 2DD
Ref: PDL

Tel: 01244-317833
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Offices at: Nantwich Tel: (01270) 625410 Tarporley Tel: (01829) 731300 Crewe Tel: (01270) 255396 Whitchurch Tel: (01948) 662281 Beeston Castle (01829) 262132

**Sale Particulars of 47.74 Acres "The Park",
Kinnerton Lane, Higher Kinnerton**

The sale of these 2 Lots is a rare opportunity to acquire fertile freehold agricultural land, conveniently situated on the outskirts of the village of Higher Kinnerton, both Lots having the benefit of Council road frontage and access onto Kinnerton Lane. The land has excellent accessibility to a wide area, being approximately half a mile from the A.5104 which in turn connects to the A.550/A.5118 leading to Mold and Wrexham, whilst there is an access point onto the A.55 North Wales Expressway within 1 mile.

Being part of the Kinnerton Lodge Estate it is believed that the sale of this land is the first time in over 100 years that the land has been offered for sale on the Open Market, giving prospective purchasers the opportunity to acquire accessible fertile freehold land, to appeal to those parties seeking to acquire land for agricultural, equestrian and amenity purposes or for long term investment/speculative purposes.

LOT 1 41.98 Acres (16.67 hectares) Kinnerton Lane, Higher Kinnerton (shown edged red on the enclosed plan).

Lot 1 comprises an excellent block of fertile pastureland extending to 41.8 acres or thereabouts, contained within 3 principal fields, all of which are currently down to pasture though are equally suited to the growing of cereal, root or forage crops. With the benefit of Council road frontage and large regularly sized enclosures, the land is ideally suited to modern day farming practices, with a significant part of the land being classified as Grade II on the Agricultural Land Classification Map of the area.

LOT 2 6.56 Acres (2.65 Hectares) Kinnerton Lane, Higher Kinnerton (shown edged blue on the enclosed plan).

Lot 2 comprises a single conveniently sized parcel of pastureland with several specimen conifer trees situated thereon. With Council road frontage and conveniently situated adjoining residential development on the outskirts of the popular village of Higher Kinnerton, Lot 2 is a most interesting parcel of freehold land, ideally suited either for agricultural, equestrian or amenity uses or for long term investment purposes.

GENERAL REMARKS & STIPULATIONS

TENURE

Both Lots are offered freehold with vacant possession upon completion.

LOCAL AUTHORITIES

Flintshire County Council
Shire Hall
Mold
Flintshire
Tel: 01352-752121

Dee Valley Water
Packsaddle
Wrexham Road
Rhostyllen
Wrexham
LL14 4EH
Tel: 01978-846-946

National Assembly for Wales
Agricultural Dept
Government Buildings
Penrallt
Caernarfon
Gwynedd
LL55 1EP
Tel: 01286-674-144

Manweb/Scottish Power
Customer Services
P.O. Box 276
Warrington
WA4 6FJ
Tel: 0845-272212

FENCING LIABILITIES

The liability for boundary fences, where known, are shown with inward facing T marks. The responsibility for these boundaries also includes the stopping up of any existing gateways or access ways to adjoining land.

EASEMENTS WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

Lot 1 is subject to a public footpath running parallel to the eastern boundary. Both Lots are sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

TOWN & COUNTRY PLANNING

All Lots notwithstanding any description contained within these particulars, are sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

WATER SUPPLY

There is currently no mains water connection to either Lot 1 or Lot 2. There is a Dee Valley water main located in Kinnerton Lane (part way along the boundary of Lot 2) and in Park Avenue. The purchaser of Lot 1 will be granted appropriate rights over Lot 2 in order to install and maintain a water pipe from Kinnerton Lane, and also over the land currently in the vendor's retained title between Park Avenue and Lot 1. Prospective purchasers of both Lots should make their own enquiries as to the cost and feasibility of the connection thereto.

DRAINAGE EASEMENT

The purchaser of Lot 1 will have the benefit to install, maintain and renew 2 land drainage pipes through Lot 2 to outfall in the drain/stream running along the southern boundary of Lot 2. Full details of which will be included in the sale contract.

SALE DATE AND VENUE

The Lots will be offered for sale by Public Auction on Wednesday 24th March at 7.00 p.m. at Rowton Hall Hotel, Rowton, Chester.

VIEWING

The land may be viewed anytime during daylight hours with a set of these particulars to hand.

SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the Auctioneers shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

SALE CONDITIONS AND CONTRACT

The sale conditions and contract will be available for inspection at the Auctioneers, Chester Office 15 Grosvenor Street, Chester and at the offices of the Solicitors, Matthews Lewis & Co. Martins Bank Chambers, Hoole, Chester, CH2 3NF during normal office hours in the 14 days prior to the Auction. They will not be read out at Auction but prospective purchasers will be deemed to have read them and buy in full knowledge of their contents.

SINGLE FARM PAYMENT

For the avoidance of doubt the sale of both Lots does not include any Single Farm Payment Entitlements and nor will the purchaser be entitled to make any claim against the vendor, or have any such entitlements transferred to them by the vendor.

MODE OF OFFERING

The vendor reserves the right to sell the land as indicated.

MONEY LAUNDERING REGULATIONS

In accordance with the above Regulations, the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists:-

PERSONAL IDENTIFICATION

1. Current signed Passport
2. Current full UK/EU Photo card Driving Licence.
3. Inland Revenue Tax Notification
4. Firearms Certificate

EVIDENCE OF ADDRESS

1. Current UK Driving Licence
2. Public Utility Bill issued within the last 3 months
3. Local Authority Tax Bill.
4. Bank, Building Society or other such organisation's statement.

For the avoidance of doubt, a Driving Licence may be used to evidence identity or address but not both. If a prospective purchaser is bidding as an Agent on behalf of the Buyer, proof of identity will be required from both the Bidder and the Buyer, together with a valid letter of authority from the Purchaser authorising the Agent to bid on their behalf. If a Bidder is acting on behalf of a Limited Company, similar documents will still be required, together with written authority from the Company itself. No cash deposits will be accepted.