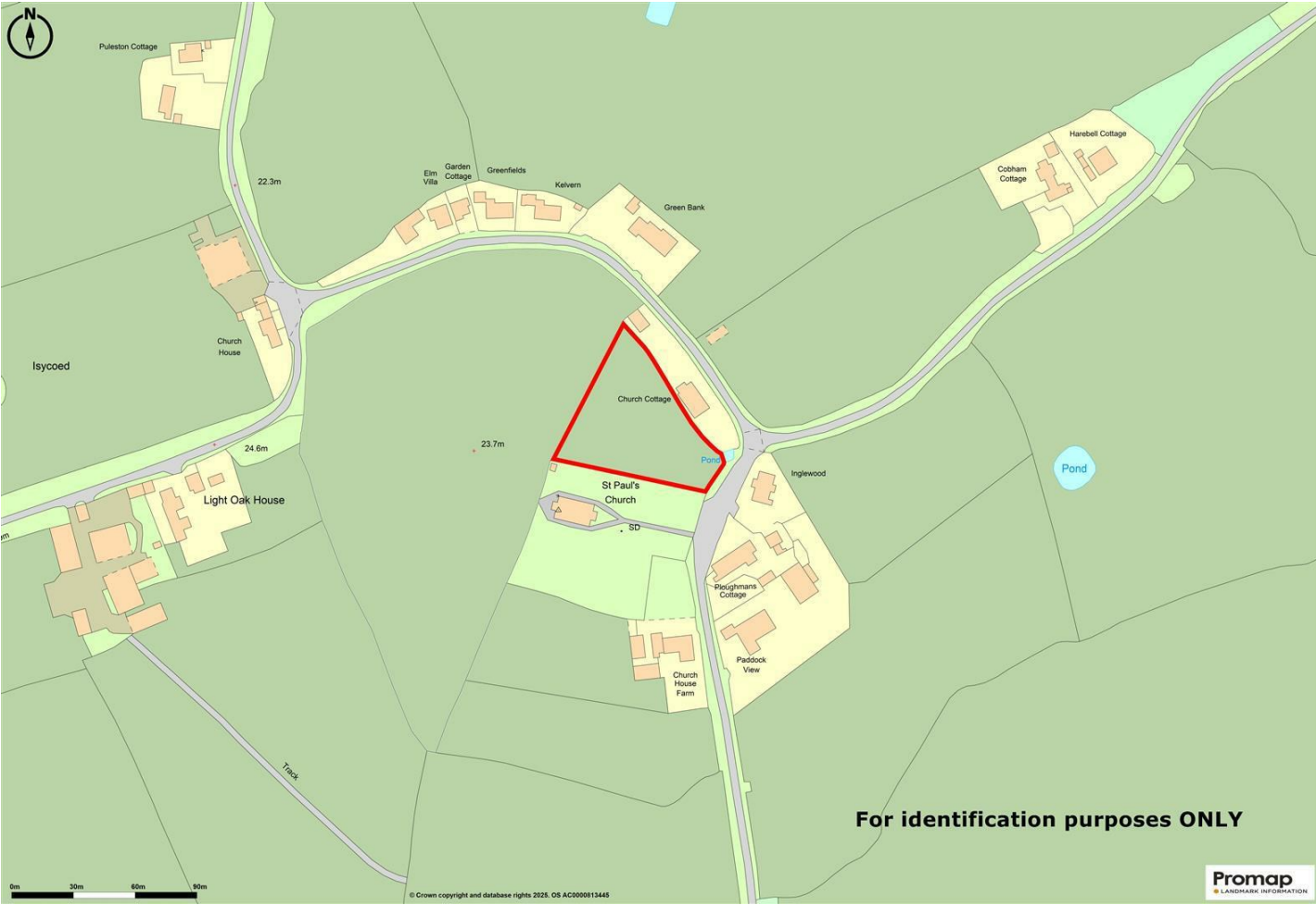


FOR SALE

Land to the rear of Church Cottage, Bryn Villa Road, Isycoed, Nr Wrexham, LL13 9RY



FOR SALE

*** Auction Guide Price £5,000 - £10,000 ***

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Isycoed, Nr Wrexham, LL13 9RY

Auction Guide Price £5,000 - £10,000

A conveniently situated parcel of land extending to around 0.9 of an acre, in an attractive location within the popular village of Isycoed.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Bangor on Dee (4 miles), Wrexham (6 miles), Chester (14 miles)
(All distances approximate)

- Single enclosure of pasture
- Ext. to approx. 0.9 of an acre
- Fronting a council maintained road
- Convenient location in the village
- Potential for a variety of usages (subject to LA consent)
- Easy to reach nearby centres

DESCRIPTION

Halls are favoured with instructions to offer this most interesting parcel of agricultural land at Isycoed, Nr Wrexham, for sale by Public Auction.

The land is, at present, retained within a single enclosure of level pasture in the popular village of Isycoed.

There is no official access to the land, however, it fronts on to council-maintained Bryn Villa road and should, therefore, be of interest to adjoining landowners or it would be ideal for the grazing of a variety of animals, particularly horses, subject to local authority consent.

SITUATION

The land is situated in Isycoed, a popular rural village to the east of Wrexham between the popular villages of Bangor-on-Dee and Farndon.

DIRECTIONS

w3w: circus.headliner.swan
From the B5130, in Isycoed, with St Paul's VA Primary School primary school on your left-hand side, take your next right turning into Church Lane. Proceed for around 0.2 of a mile and bear right at Church House, remaining on Church Lane. Continue for a further 0.2 of a mile and bear right into Bryn Villa road where the land will be situated on your right hand side, just before the Church, identified by a Halls 'For Sale' board.

VIEWINGS

In daylight hours by those in possession of a set of Halls sales particulars.

TENURE & POSSESSION

We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

BOUNDARIES, ROADS & FENCES

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

EASEMENTS & RIGHTS OF WAY

The land is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. TEL: 01978 292000.

METHOD OF SALE

The land known as Land to the rear of Church Cottage will be offered for sale by Public Auction on Friday 25th April 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 3pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS & LEGAL PACK

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but are available from the offices of the vendors solicitors: Mrs C Andrews of Gough-Thomas & Scott Solicitors, 8 Willow Street, Ellesmere, SY12 0AQ, 01691 622413 or at the Auctioneers offices, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602, prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at £2500, plus VAT (£3000). This will apply if the land is sold before, at or after the Auction.

IMPORTANT ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

