



## For Sale by Private Treaty

### Land at Lightwood Green, Overton, Wrexham, LL13 0HT

#### SUMMARY

20.34 acres (8.23 Ha) of pastureland or thereabouts, across two paddocks and available as a whole. A versatile block of agricultural land, benefiting from a number of delightful features such as natural ponds, mature hedgerows and ridge and furrow. The land presents an excellent opportunity for an agricultural, equestrian or amenity purchaser.

#### DIRECTIONS

Heading east on the A539 from Overton, turn right into Lightwood Green, where a Rostons board is situated. Follow the road to the end, where you will find the gated entrance to the property.

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#### VIEWINGS

We ask that all viewings of the property are made by prior appointment with the selling agents, by calling the office 01829 773000.

#### BASIC PAYMENT SCHEME (BPS)

The land is registered for the BPS and the purchaser is required to indemnify the vendor for any cross-compliance breach. The BPS entitlements are available via separate negotiation with the selling agent.

#### TENURE & TITLE

Freehold registered title under CYM250320 with vacant possession upon completion.

Guide Price: Offers in the region of £6,000 to £8,000 per acre

## OVERAGE

None.

## SERVICES

Mains water.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscape of England & Wales), the soil is classed as "Soilscape 18" described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

## FENCING

The purchaser is responsible for erecting and maintaining their own stockproof boundary fences.

## SITUATION

Wrexham is situated 6 miles north of the land and Whitchurch 8 miles to the east.

## ACCESS

The land is accessed from the road, by a right of way.

## SELLING AGENTS

Georgina Simonds  
Rostons Ltd  
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Hatton Heath  
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## VENDORS SOLICITORS

Claire Andrews  
Gough Thomas & Scott  
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## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## SALE PLAN AND PARTICULARS

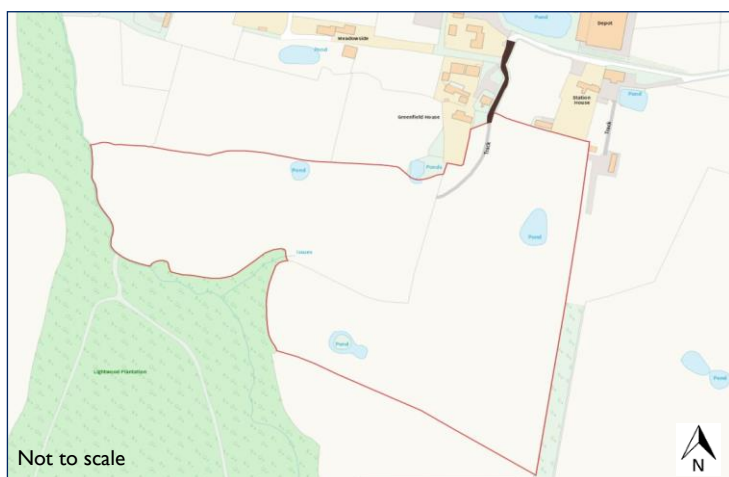
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property