

FOR SALE – BY PRIVATE TREATY
AGRICULTURAL LAND AND FORMER CHAPEL
Land At Five Crosses and Bwlchgwyn, Wrexham, LL11 5UU



SUMMARY

An opportunity to purchase a block of good quality pasture land and former chapel extending to 21.14 acres (8.55 hectares) as a whole or in up to 7 lots

FOR SALE BY PRIVATE TREATY

DESCRIPTION

A block of agricultural land and a former chapel extending to 21.14 acres (8.55 hectares) available as a whole or in up to 7 lots. The Land is currently in grass which is grazed and mown, with some areas of scrub/woodland.

Lot No.	Size (ha)	Size (acres)	Description	Guide Price
1				Withdrawn
2	0.02 ha	0.05 acres	Former Chapel	Under Offer
3	1.20 ha	2.97 acres	Land	Sold
4	0.24 ha	0.59 acres	Land	Sold
5	0.10 ha	0.25 acres	Land	Under Offer
6	2.56 ha	6.33 acres	Land	Under Offer
7	2.31 ha	5.71 acres	Land	Under Offer
8	2.12 ha	5.24 acres	Land	Sold
	8.55 ha	21.14 acres		

TENURE Freehold title is being sold, with the benefit of vacant possession upon completion. Sporting rights are included with the sale.

BASIC PAYMENT SCHEME For avoidance of doubt, there are no Basic Payment Scheme entitlements included in the sale of this land.

PLANNING PERMISSION No planning has been obtained. The land will be sold subject to an uplift clause for non-agricultural development (20%, 20 years)

WAYLEAVES, EASEMENTS & RIGHTS OF WAY The land is sold subject to the benefit of all wayleaves easements, rights of way, covenants and restrictions whether mentioned within these sales particulars or not. A right of way will be reserved to the pylon in lot 1.

BOUNDARIES, ROADS & FENCES The Purchaser will be taken to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries. They will however provide whatever assistance they can to ascertain the ownership of the same.

VIEWINGS All viewings must be arranged in advance with the selling agent using the details provided below.

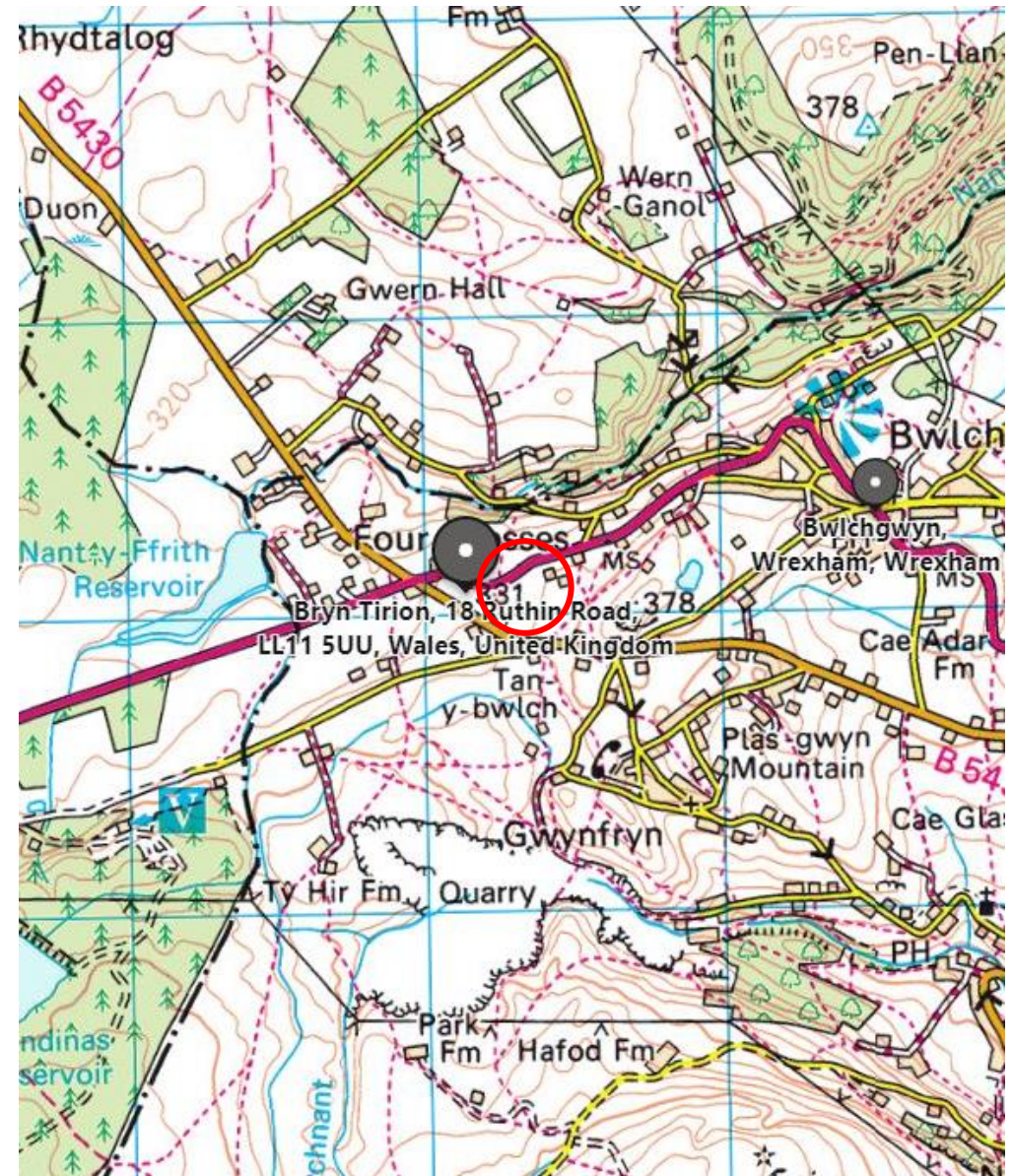


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c) Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ
d) It must not be assumed that the property has all the required planning permissions or building regulations consents

METHOD OF SALE - Private Treaty

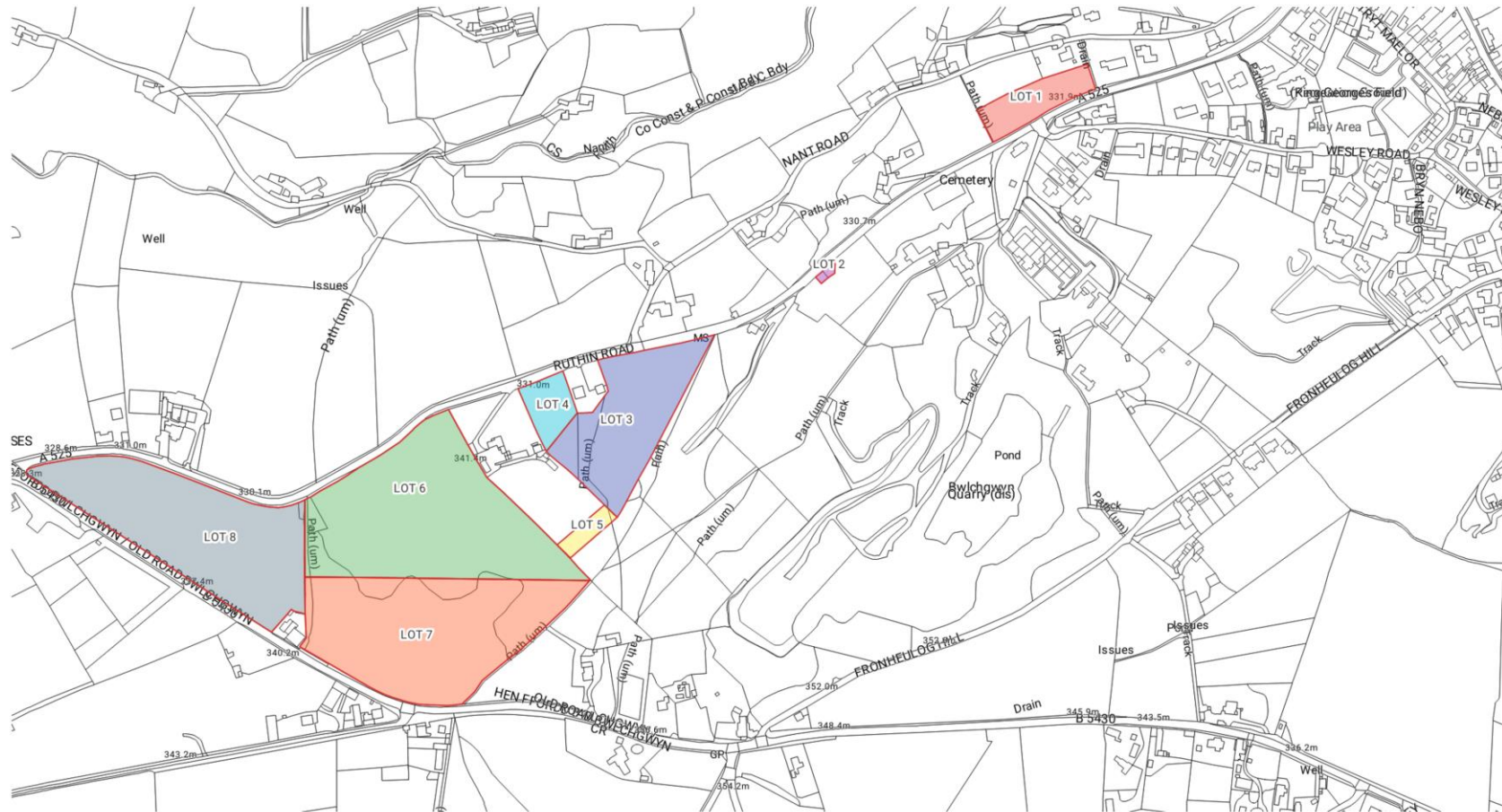


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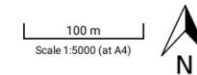
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