

FOR SALE – BY PRIVATE TREATY AGRICULTURAL LAND

Land At Coedpoeth, Wrexham, LL11 3LG



SUMMARY

An opportunity to purchase a block of good quality pasture land and amenity woodland extending to 62.83 acres (25.43 hectares) as a whole or in up to 6 lots

FOR SALE BY PRIVATE TREATY

DESCRIPTION A block of good quality agricultural land and woodland extending to 62.83 acres (25.43 hectares) available as a whole or in up to 6 lots. The agricultural land is currently in grass, which is grazed and mown, with some areas of scrub/woodland. Lot 4 is amenity woodland. Lot boundaries are flexible depending on individual requirements.

Lot Number	Hectares	Acres	Guide Price	Status
1	5.07	12.53	£125,000	Available
2	6.01	14.85	£148,000	Available
3	2.47	6.11	£61,000	Available
4	1.14	2.81	£30,000	Sold
5	7.77	19.20	£192,000	Available
6	2.97	7.33	£73,000	Sold
	25.43	62.83		

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

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. Note a right of way will be retained by the Vendor to Llidiart Fanny Farm from Llewelyn Road. Lot 1 has the benefit of a right of way over a private road shown blue on the sale plan.

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. Responsibility for boundaries is denoted by inward facing T marks on the sale plan.

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



FORGE
PROPERTY CONSULTANTS

Lane End, Tedsmore Lane, West Felton, Oswestry, Shropshire, SY11 4ER
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Forge Property Consultants (FPC) and any joint agents for themselves and for the vendor or landlord of the property whose agents they are given notice that
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b) No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property
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

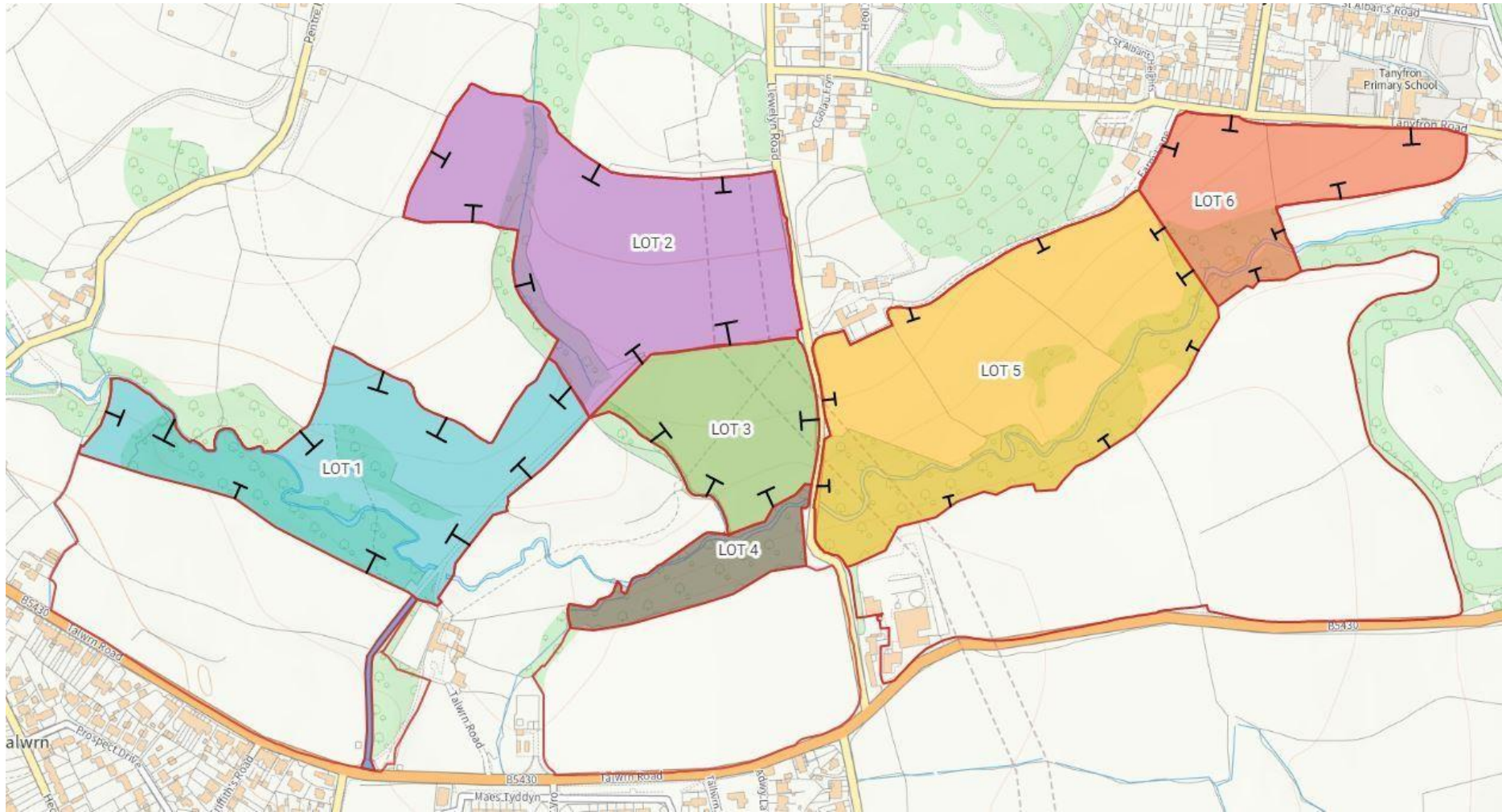


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