

# FOR SALE – BY PRIVATE TREATY AGRICULTURAL LAND

Land At Cefn Road, Bwlchgwyn, Wrexham, LL11 5YE



## SUMMARY

**An opportunity to purchase a plot of good quality amenity land extending to 0.25 acres (0.10 hectares)**

**FOR SALE BY PRIVATE TREATY**



## **DESCRIPTION**

A plot of land extending to 0.25 acres (0.10 hectares). The Land is south facing and currently in grass which is grazed and mown.

	<b>Acres</b>	<b>Hectares</b>	<b>Guide Price £</b>	<b>Special Conditions</b>
Lot 1	0.25	0.10	£15,000	None.
<b>TOTAL</b>	<b>0.25</b>	<b>0.10</b>		

**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 based on 20% for 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.

**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.

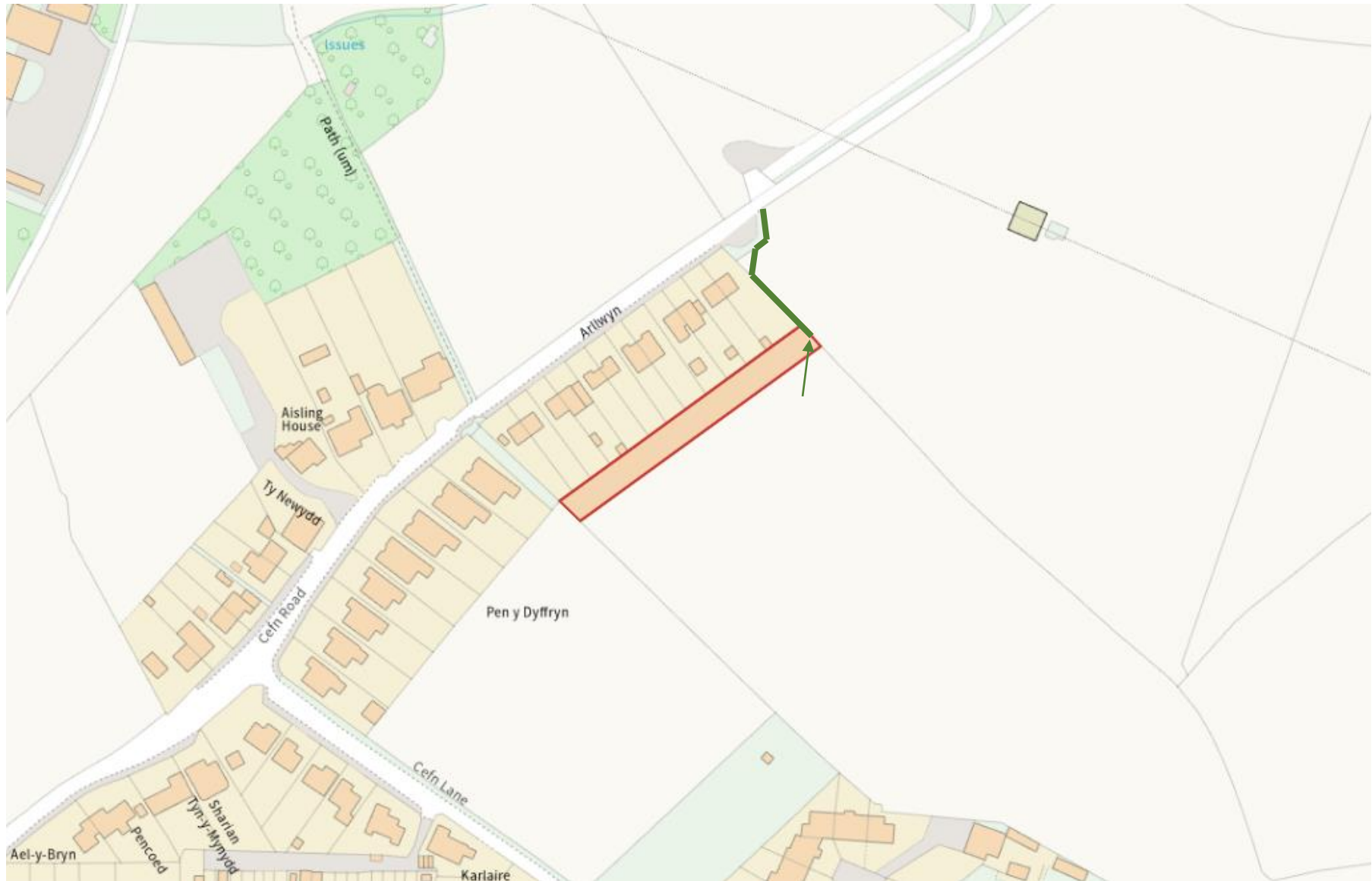
**ACCESS** The block of land has rights of access through a neighbouring field. This is marked in green on the map with a green arrow to show the entrance to the subject block of land.



Lane End, Tedsmore Lane, West Felton, Oswestry, Shropshire, SY11 4ER  
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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



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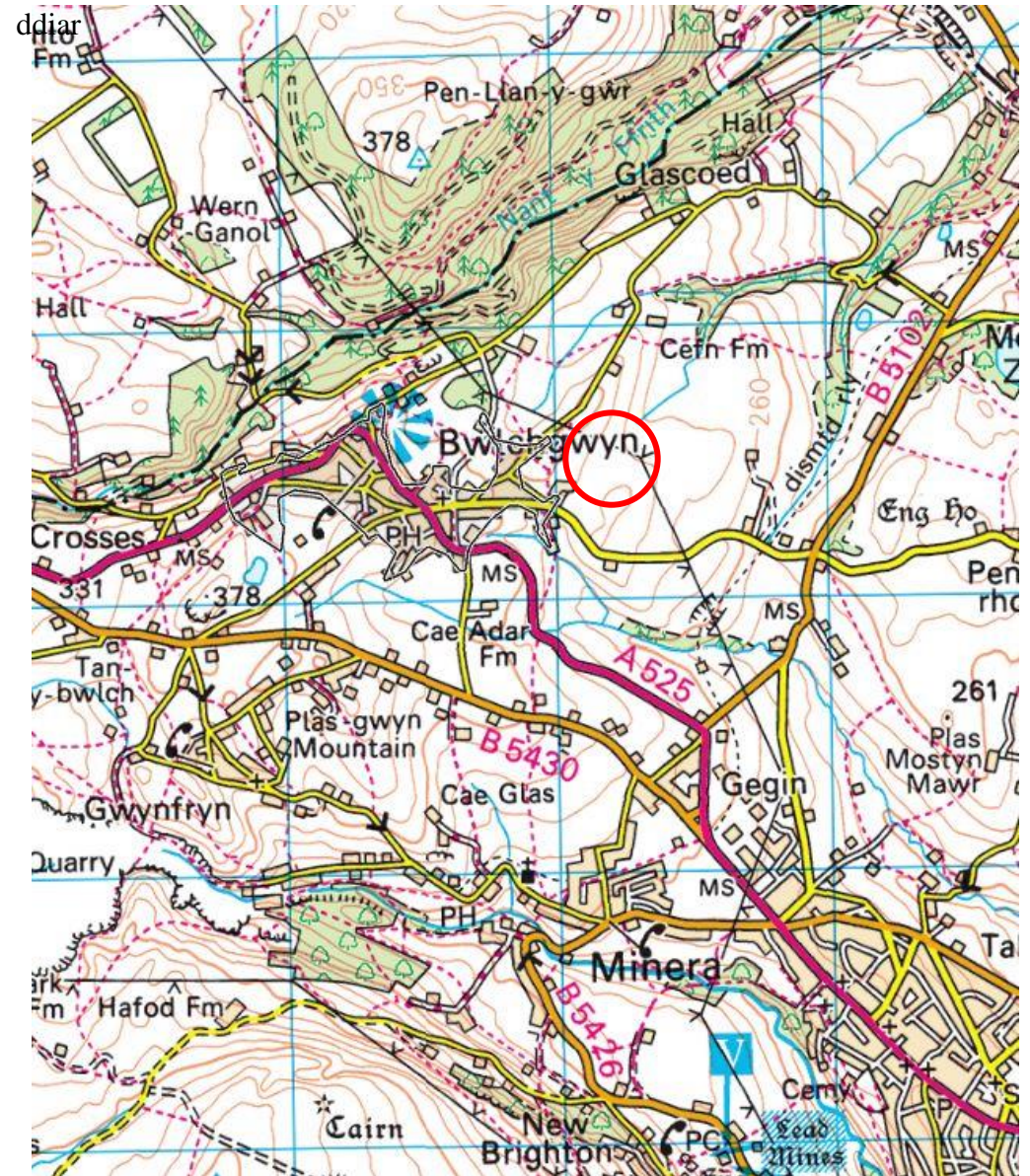
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## METHOD OF SALE

It is being sold by Private Treaty



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