

# FOR SALE – BY PRIVATE TREATY AGRICULTURAL LAND

Land At Gwynfryn, Wrexham, LL11 5UN



## SUMMARY

**An Elevated Block Of Grazing Land With Exceptional Views  
Offered For Sale in Paddocks With Sizes From 1.16 Acres To 2.67 acres**

**FOR SALE BY PRIVATE TREATY**

## **DESCRIPTION**

Six enclosures extending to 11.64 acres (4.71 hectares) available as paddocks. The Land is south facing and currently in grass which is grazed.

	<b>Acres</b>	<b>Hectares</b>	<b>Guide Price £</b>	<b>Special Conditions</b>
Lot 1	2.67	1.08	Over £40,000	1. Seller pegs out the boundary lines prior to sale 2. Seller erects the fences (if guide price achieved) 3. Buyer erects the fences (if guide price not achieved) 4. Seller will grant rights of access with or without vehicles 5. Seller will provide rights over retained land for water to be connected and reserve similar rights over other land being sold
Lot 2	2.67	1.08	Over £40,000	
Lot 3	1.16	0.47	Over £20,000	
Lot 4	1.31	0.53	Over £25,000	
Lot 5	1.46	0.59	Over £27,500	
Lot 6	2.37	0.96	Over £32,500	
<b>TOTAL</b>	<b>11.64</b>	<b>4.71</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.

**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.

**METHOD OF SALE** Private Treaty



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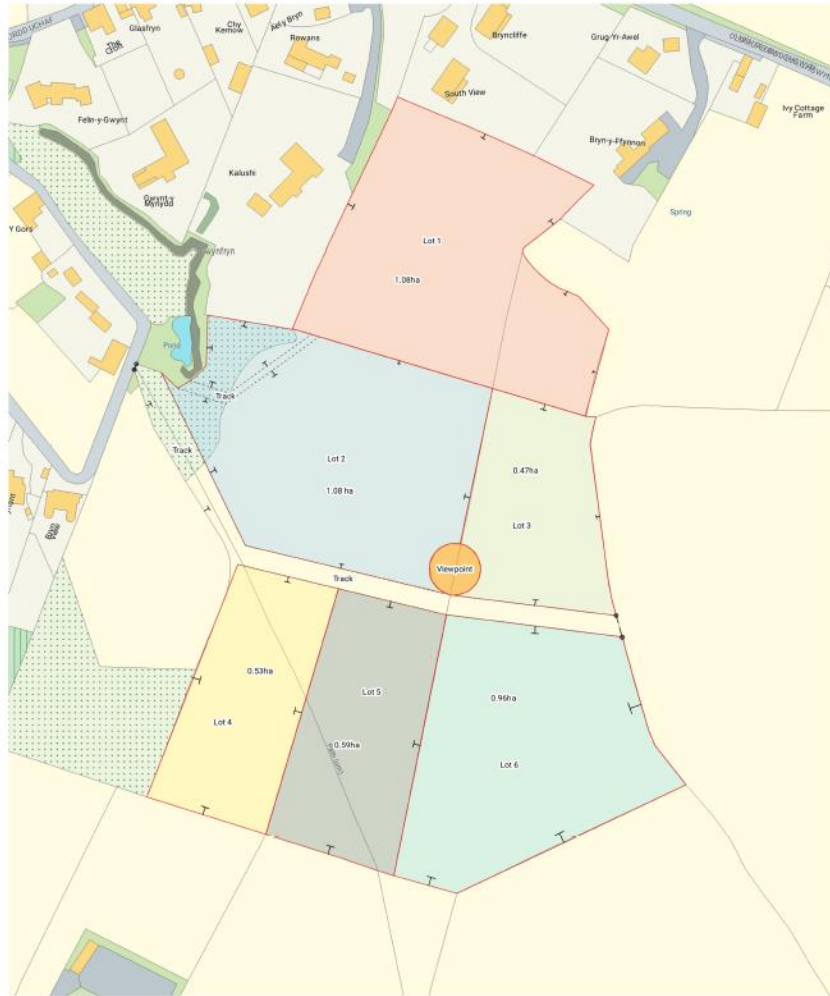


**FORGE**  
PROPERTY CONSULTANTS

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