

# FOR SALE – BY PRIVATE TREATY AGRICULTURAL LAND

Land At Gwynfryn, Wrexham, LL11 5UW



## 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	<ol style="list-style-type: none"><li>1. Seller pegs out the boundary lines prior to sale</li><li>2. Seller erects the fences (if guide price achieved)</li><li>3. Buyer erects the fences (if guide price not achieved)</li><li>4. Seller will grant rights of access with or without vehicles</li><li>5. Seller will provide rights over retained land for water to be connected and reserve similar rights over other land being sold</li></ol>
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 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. A right of way will be reserved to the pylon in lot 1.

**METHOD OF SALE** Private Treaty

**VIEWINGS** All viewings must be arranged in advance with the sold selling agent using the details provided below. We attach a What3Words and a Google Pin on where the most appropriate parking at the property is.

What3Words: <https://w3w.co/obligated.words.shovels>

Google Pin: <https://maps.app.goo.gl/QfCM8WitKAtRbDDh6>

Nearest Postcode: LL11 5UW



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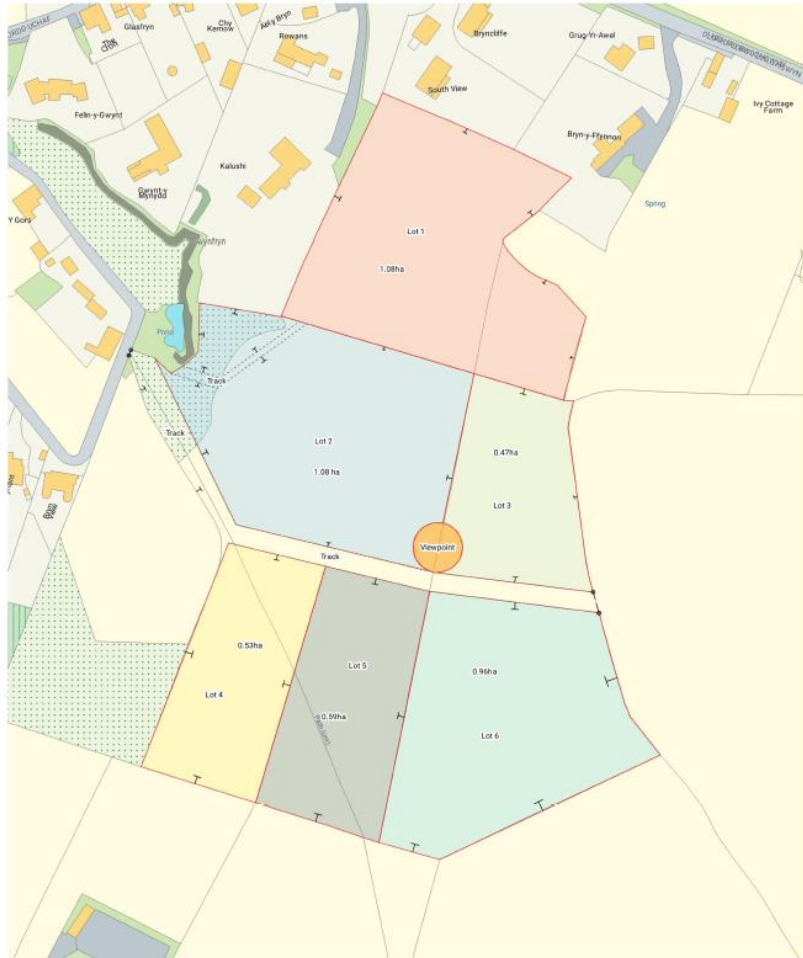


**FORGE**  
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