

FOR SALE BY PRIVATE TREATY

Land At Cae Madog, School Road, Gwynfryn, LL11 5TR



Guide Price
Offers Over
£45,000

Summary:

- Grazing Land With Base For Stable
- 2.80 Acres (0.08 Hectares)
- Roadside Access
- Located Near Wrexham

DESCRIPTION

The Land at Cae Madog is available as one Lot. The Land is west facing and gently sloping. The land is currently grazed by sheep, and has previously been used for horses to graze. The land has planning permission for a stable which has been removed.

	Acres	Hectares	Guide Price (£)
Lot 1	2.80	0.08	£45,000

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

PLANNING PERMISSION Interested parties are responsible for making their own enquiries with the local authority regarding all existing and future planning and development potential. Planning permission was granted in February 2022 for the erection of a timber horse shelter and feed store. Planning Reference Number: P/2021/1054. The consent was granted by Wrexham County Borough Council.

OVERAGE A 50% overage clause exists should a planning application be granted for a non-agriculture or forestry related purpose during the period of 25 years from completion of the sale.

ACCESS There is good vehicle access from School Road into the field. We note there are no public rights of way across the land.

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 ownership of boundaries. They will however provide whatever assistance they can to ascertain the ownership the same.

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

LOCATION

The property is situated on the south side of School Road/Ffordd Yr Ysgol in Gwynfryn.

The property is located on the north-east boundary of Gwynfryn. Gwynfryn is a hill-top village in the community of Minera in Wrexham County Borough, Wales.

Nearest Postcode: LL11 5TR

Google Maps Link: <https://maps.app.goo.gl/WwDUYRYbjCbLy6eDA>

What3Words: <https://w3w.co/skillet.nagging.winter>

WAYLEAVES, EASEMENTS & RIGHTS OF WAY The land is sold subject to all wayleaves easements, rights of way, covenants and restrictions whether mentioned within these sales particulars or not.

METHOD OF SALE Private Treaty.

SOLE AGENT Forge Property Consultants, Forge Barn, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER
Tel. 01691 610317

Charles Lawson charles.lawson@forgeproperty.co.uk
Admin admin@forgeproperty.co.uk

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

Nearest Postcode LL11 5TR

What3Words <https://w3w.co/ranking.sofas.hobby>

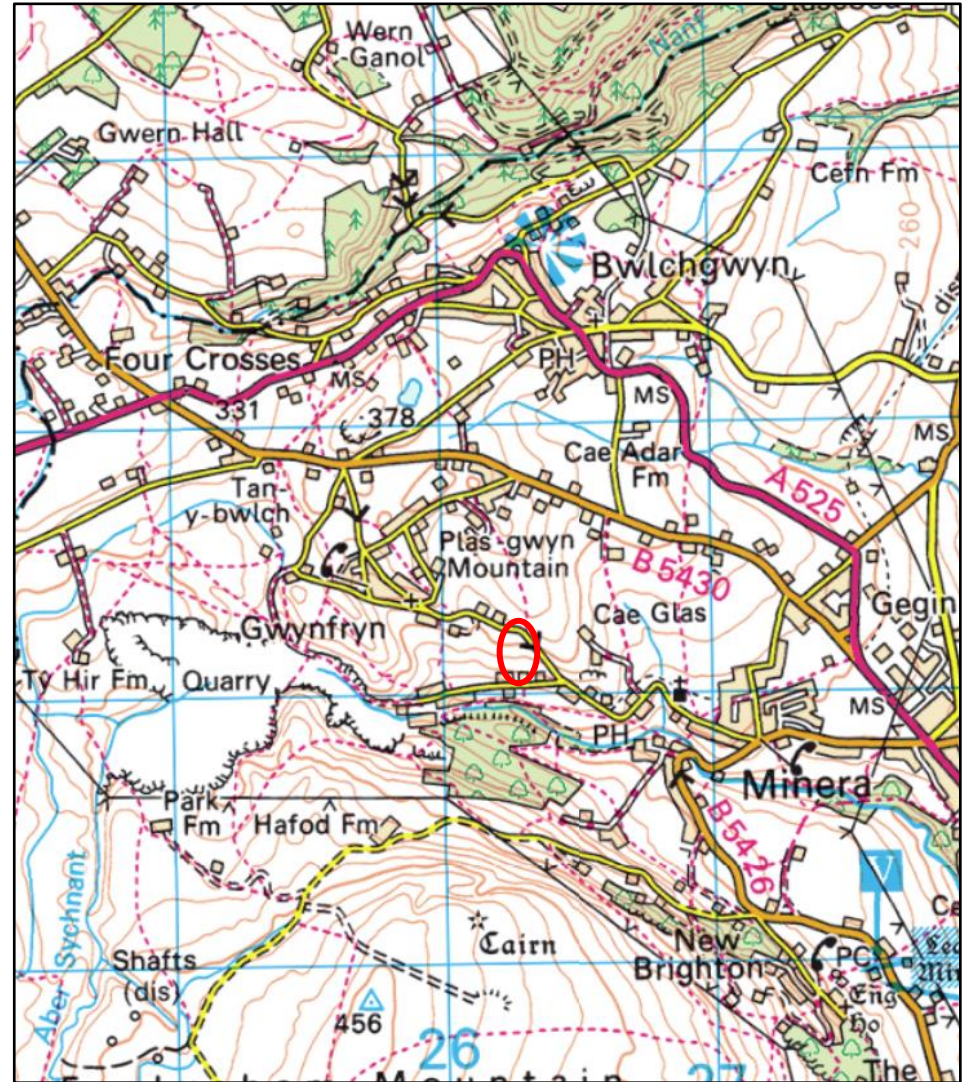


Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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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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