

FOR SALE

YARD AND BUILDINGS AT LLIDIART FANNY FARM, COEDPOETH, WREXHAM, LL11 3LG



- Farmyard and buildings of approx. 1.93 acres (0.78 ha)
- Road frontage with two access points
- Mains water and electricity
- Range of buildings of approx. 16,525 sqft overall
- Very useful agricultural or commercial yard (subject to planning)

Offers in the region of £525,000

01691 610317

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

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DESCRIPTION

The farm yard at Lliart Fanny Farm comprises an extensive area of hardstanding with a range of former farm buildings situated adjacent to the village of Coedpoeth.

The site area is approximately 1.93 acres (0.78 ha) and the buildings extend to about 16,525 square feet.

There is good access from the public highway via two access points to the south side of the yard.

Mains water and electricity is connected.

On the below site plan, the property is shaded red.

[Agents note- the residential properties to the west side are in separate ownership and not offered for sale.]

LOCATION

The Property is located to the east side of the junction of the B5430 (Talwrn Road) and Llewelyn Road about 1 mile from Minera. Wrexham Centre is about 3.4 miles. The A483 is approximately 2.5 miles.

Postcode LL11 3LG

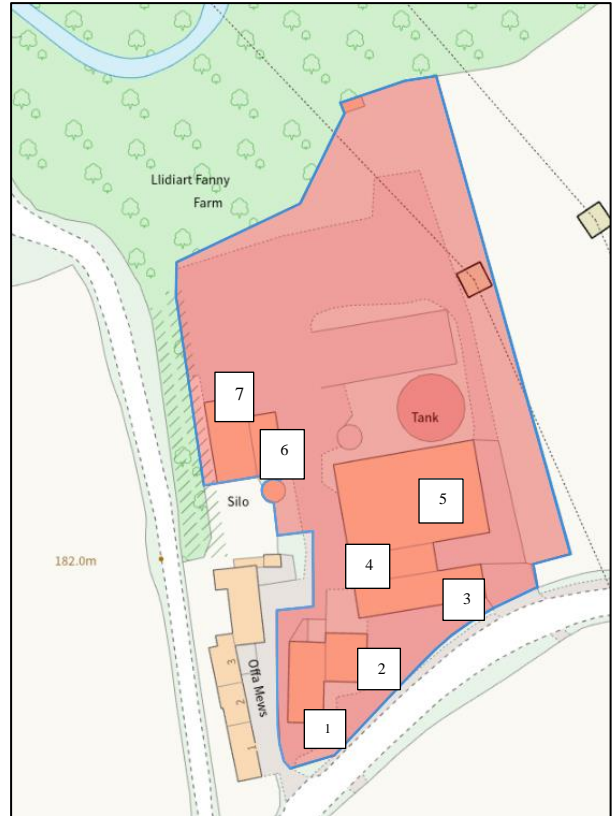
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BUILDINGS

1	Concrete block store	1,592 sq. ft
2	Open sided barn	1,126 sq. ft
3	Dutch barn	2,403 sq. ft
4	Lean- to	1,290 sq. ft
5	Concrete frame cattle shed	7,398 sq. ft
6	Dutch barn	933 sq. ft
7	Lean- to	1,844 sq. ft
	TOTAL	16,586 sq. ft

The above areas are approximate on a Gross External basis.

In addition, there is a concrete walled silage clamp, feed bin and above ground slurry store.



Building 1



Building 2



Building 6 and 7



Building 3 and 4



Overview



Building 5



TENURE

The premises are available freehold with vacant possession

PRICE

Offers in the region of £525,000.

VAT

We have been advised the sale will not be subject to VAT.

FIXTURES & FITTINGS

N/A

CEPC

N/A

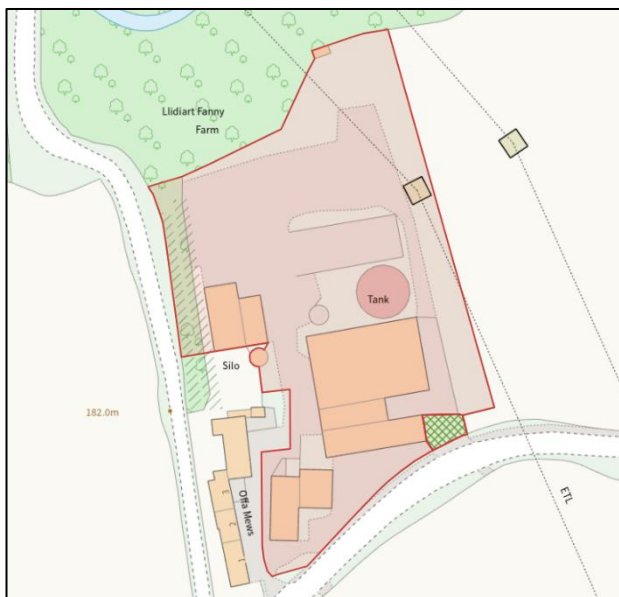
SERVICES

It is understood that mains electricity and water is connected.

None of the services have been checked or tested. Interested parties are advised to make their own enquiries direct with the relevant utility companies.

WAYLEAVES, EASEMENTS, & RIGHTS OF WAY

A right of way will be retained by the Vendor to Lliart Fanny Farm Yard from B5430, Talwrn Road marked on the map in green and cross-hatch.



PLANNING

Interested parties will need to make their own enquiries.

BUSINESS RATES

This has not been assessed.

LOCAL AUTHORITY

Wrexham Borough County Council.

LEGAL COSTS

Each party to bear their own legal costs.

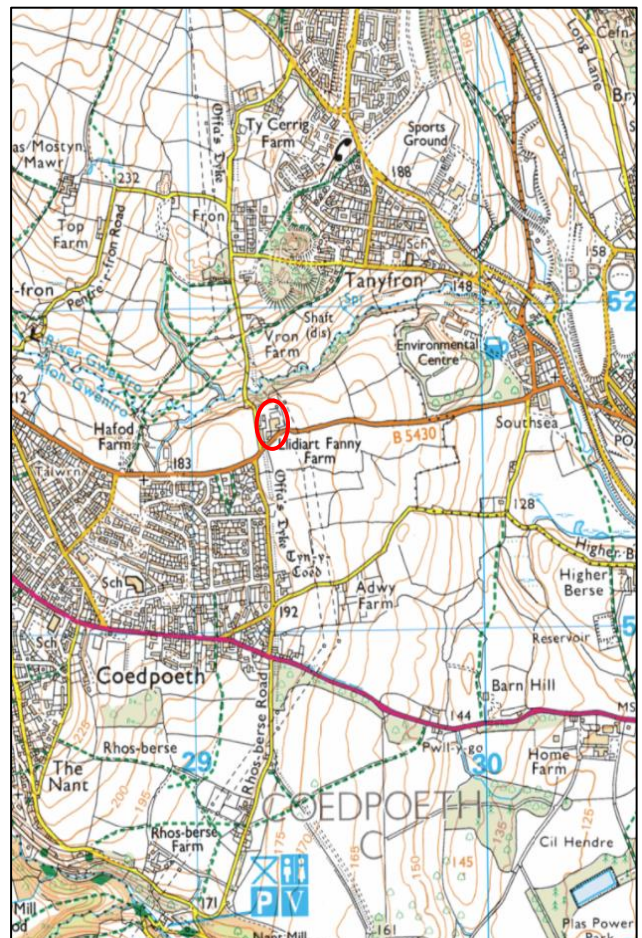
VIEWING

By prior appointment with the sole letting agents: Forge Property Consultants Ltd, Lane End, Tedsmore Road, West Felton, Oswestry, SY11 4ER.

Tel: 01691 610317

Email: admin@forgeproperty.co.uk

Created May 2024





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