



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Buildings and Land extending to 22.04 acres Pools Farm, Bangor On Dee, Wrexham LL13 0BL

- Conveniently located land and buildings.
- Land arranged in 2 main enclosures.
- Traditional agricultural dairy buildings
- 22.74 acres or thereabouts
- Amenity Woodland
- For sale by Public Auction 3 July 2024

\*\*\*AUCTION LOCATION - HOTEL WREXHAM (FORMERLY HOLT LODGE), WREXHAM ROAD, LL13 9SW\*\*

\*\*\*3 July 2024 at 6.30pm\*\*

Upon the instruction of Wrexham County Borough Council, Jones Peckover are delighted to offer the property for sale by public auction. Situated just off the A525 Whitchurch Road lying approximately only 3 miles from Bangor-on-Dee. An excellent opportunity to acquire a fantastic block of agricultural land extending to some 22.74 acres to include a sizeable farmyard with traditional dairying buildings and Dutch barn. The land lies to the West of Pool's Farm being a substantial block of agricultural land currently laid to grass in 3 main enclosures and benefitting from an area of amenity woodland and a natural water supply. The land is generally level and reasonably well fenced. Excellent access is provided directly off the A525 which leads to the farmyard fronting the buildings. Whether purchased as a standalone block of accommodation land, or an addition to Lot 1, Seldom does land in this area become available.

Which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at HOTEL WREXHAM (FORMERLY HOLT LODGE HOTEL), WREXHAM ROAD, HOLT, WREXHAM LL13 9SW on Wednesday 3rd JULY 2024 at 6.30PM (subject to conditions and unless an acceptable offer is received in the meantime)

### THE BUILDINGS

Comprise of a sizeable farmyard with traditional brick built dairying buildings and Dutch 2 bay barn.

### SERVICES

We believe that there is a mains and natural water supply.

### VIEWINGS

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND MUST BE ACCOMPANIED BY THE SELLING AGENTS. ACCESS TO THE PROPERTY IS NOT PERMITTED WITHOUT PRIOR APPOINTMENT.

Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.

### VENDORS SOLICITORS

Place Team, Legal Services, Governance & Customer, Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

### CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

### SINGLE FARM PAYMENT

For the avoidance of doubt no entitlement of any Single Farm Payment will pass with the property. Local Agricultural Office: N.A.W.A.D. Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144

### IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

### MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2 All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.