



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Accommodation Land 40.89 Acres Gates Farm, Bangor - on - Dee, Wrexham LL13 0BG

- Convenient accommodation land
- Excellent road access and frontage
- Capable of arable cultivation.
- Extending to approximately 40.89 acres
- Level and generally boundary fenced
- For sale by Public Auction 3rd 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 off Holly Bush Lane and lying approximately 2 miles from Bangor-on-Dee, the land extends to some 40.89 acres which has remained fallow for a number of years. The land is arranged in two main enclosures interspaced with a number of natural ponds and mature trees. The land is well hedged to its boundary but does require works to the fencing.

The land is overgrown however, subject to a program of clearance and cultivation, the land could very easily be brought back into arable or grassland cultivation.

It is evident from looking at the surrounding land, how useful this block could be to any farm.

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

VENDORS SOLICITOR

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

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.

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

RESTRICTION OF USE

The land lot will be subject to a restrictive covenant to use the plot for agricultural purposes only

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.

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.