

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £25,000

2.86 acres (1.16 ha) of Land off Bedwell Road,
Cross Lanes, Wrexham LL13 0SQ

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For Sale by Informal Tender, closing date Thursday 31st October by 12:00pm.

A rare opportunity to purchase land extending to 2.86 acres (1.16 ha), or thereabouts, located in Cross Lanes with road frontage onto Bedwell Road. The land is currently laid to grass and could be used for a host of agricultural, equine or other recreational uses.

Location: The land is located on the outskirts of the village of Cross Lanes, approximately 3 miles from the city of Wrexham.

Easements, Wayleaves & Rights of Way: The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.

Town & Country Planning Act: The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

Plans: All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated. Dimensions and sites areas have been calculated using Promap.

Buyer Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £2000.00 plus vat.

Tenure: We understand that the land is freehold subject to vacant possession upon completion.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Viewing and Further Information: The land may be viewed at any reasonable time during daylight hours as long as accompanied by a sale brochure. Neither the Sellers nor Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted. For further information please contact the agent's Ellesmere office on (01691) 622534.

Directions: Upon entering the village of Cross Lanes on the A525 from Wrexham turn left at the traffic lights on to the B5130 before taking the first left onto Bedwell Road. Proceed out of the village where after a short distance the land can be identified by the agents 'For Sale' board.

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steeped in heritage
with a forward
thinking outlook.

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