

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £150,000

2.64 Acres (1.06 ha) Land & Buildings,
West of Garden House, Erbistock, Wrexham LL13 0DL

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General Remarks

For sale by Informal Tender. A rare opportunity to acquire 2.64 acres (1.06 ha) or thereabouts of agricultural land together with outbuildings comprising: former cow shed, cart shed and timber clad portal frame agricultural building. The land is currently laid to permanent pasture and would suit a range of agricultural, equine or amenity uses subject to obtaining any necessary planning consents. The land is fenced and includes an access gateway off yard area. Good road frontage and mains water available.

Location: The land is situated in the favourable semi-rural village of Erbistock in a splendid tranquil setting overlooking the River Dee and close to the facilities at the 16th Century Boat Inn. The popular village of Overton is approximately 2.5 miles. Access to main routes include A528 (to Ellesmere) and A539 (to Whitchurch). Within easy reach of the A5/A483 bypass.

The Land: Versatile block of land in a usefully sized fully fenced enclosure. The land has good roadside access and a mains water supply serving three points. The land is down to grass but lends itself to both pasture and arable uses along with the potential for a range of amenity uses subject to obtaining any necessary planning consents.

Development Potential - Subject to Obtaining

Necessary Planning Consents: The land and buildings lend themselves to provide the opportunity for a number of uses within the leisure holiday cottage/glamping pods industry or conversion of stone/brick buildings to residential.

OUTBUILDINGS:

Timber Clad Portal Frame Agricultural Building: 45' 11" x 23' 0" (14m x 7m) Door Height 3m (9'10") Planning was obtained in 2015 for this building Planning Ref P/2014/0024. Concrete base. Yard area created and fenced off.

Former Cow Shed with loft hatch: The gable end of this building was dismantled and re-built in brick in 2018 with installation of second gable end access door to first floor in 2012 Ref P/2012/0021.

Former Sandstone Cart Shed: Planning was obtained 2012 to raise the height of the roof. Ref P/2012/0021.

Method of sale: For sale by Informal Tender, closing date Friday 2nd May 2025 by 12:00pm (Midday)

1. All offers should be based on the particulars of sale for the 2.64 acres (1.06 ha) Land & Buildings, west of Garden House, Erbistock, LL13 0DL
2. All offers should be submitted to the Agent's Ellesmere Offices by no later than 12pm (Midday) on Friday 2nd May 2025 in a sealed envelope or via email to ellesmeresales@bowen.uk.com. Envelopes should be marked '2.64 acres Erbistock' to avoid accidental opening.
3. All offers must be on behalf of a named individual with copy of current photo I.D. provided, comprising UK Passport or Driving Licence.
4. All offers must be expressed in pounds sterling and must not relate to any other bid. One offer per individual buyer, no multiple bids. Bids received will be for a fixed sum and will be deemed to be individual purchasers 'final and best'. No escalating bids. No bids will be accepted after the time and date specified. No further negotiation will be entered into after the deadline. It is recommended that offers be for an uneven sum to avoid the possibility of identical bids being received.

5. All offers should be submitted to the vendors as soon as possible. You will be notified of our clients' instructions as soon as we receive it.

6. Interested parties are advised that the acceptance of any offer is at the sole discretion of the vendors. The vendors are not bound to accept or decline any offer that is made.

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 and 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 site areas have been calculated using Promap.

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 1.5% plus VAT (Subject to a minimum fee of £1500.00 plus VAT) of the sale price achieved.



Tenure: We understand that the land is freehold subject to Vacant Possession upon completion.

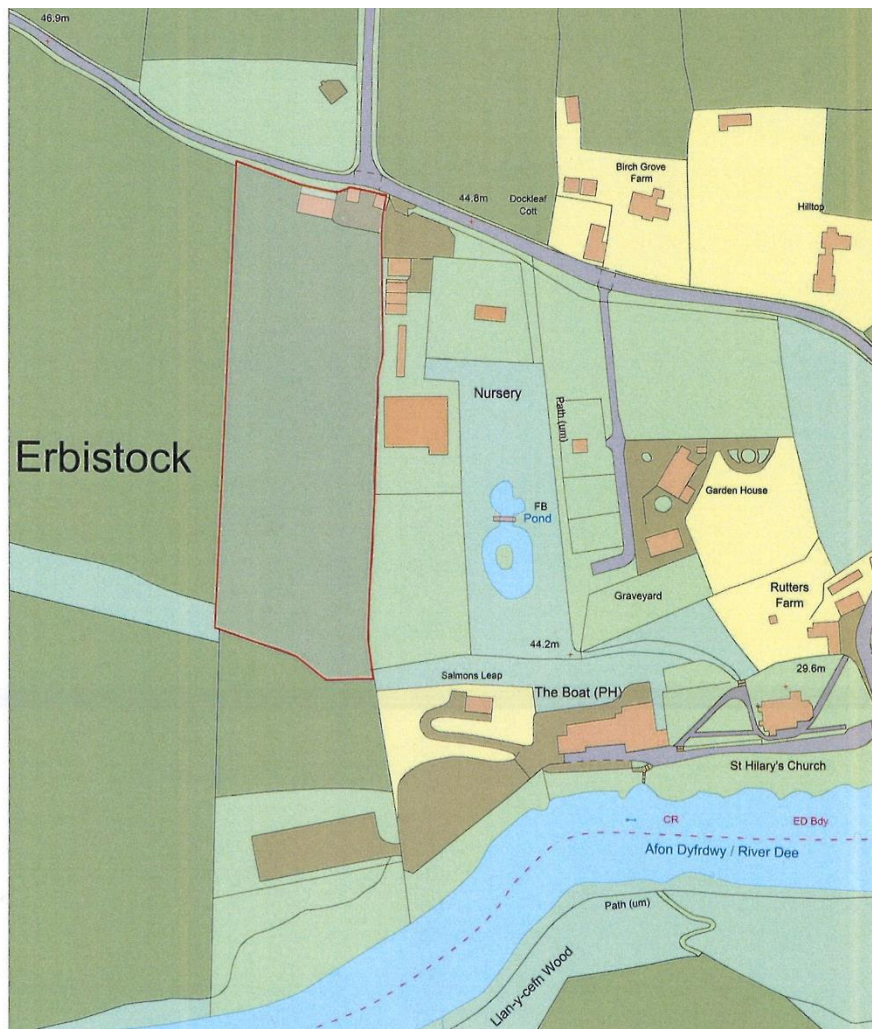
Services: Mains water supply connected serving 3 points.

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. Tender forms are available upon request from the selling agent, for further information please contact the Ellesmere office on (01691) 622534

Directions: Travelling south from Wrexham take the A483 exiting at Ruabon and taking the A539 signposted to Overton-On-Dee continue along the A539 turning right sign posted to The Boat. Continue along this lane for approx.2 miles and then turn to the right where after a short distance the land will be identified on the right-hand side by the agents for sale board.

What3Words: ///oldest.post. jots

Agent Note: Please note that there will be **no** overage provision included in the sale if planning permission is granted for an alternative use.



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.