

BOWEN

PROPERTY SINCE 1862



Offers in the region of £120,000

12.24 Acres of Land at Vivod,
Llangollen LL20 7LP

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General Remarks

An ideally situated parcel of good grazing land extending to approximately 12.24 acres (approximately 4.95 hectares). The land is currently split into two fields and has a natural water supply. It is situated in the hamlet of Vivod just on the upper fringes of the market Town of Llangollen. Any interested party should contact the office to discuss their proposed usage of the land prior to any formal offer being made.

Location: The land is located in the small rural hamlet of Vivod on the fringes of Llangollen. It has access directly onto the council maintained roadway via a gateway near the joining of Willow Street and Vicarage Road.

Basic Payment Scheme: Please note that the land is not registered for the Basic Payment Scheme and as such no Entitlements are included within the sale.

Easements, Wayleaves & Rights of Way: There is a public footpath which runs through part of the land parcel. It enters part way along the eastern boundary and then exits in the south eastern corner to return midway along the southern boundary running northwest across the field to the northern boundary track. The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales particulars or not.

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.

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

Viewing: The land may be viewed at any reasonable time during daylight hours as long as accompanied by a set of these sales particulars. Neither the Sellers or 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.

Agent's Notes: The land will be sold subject to an overage clause to be discussed in more detail with interested parties.

The woodland outlined on the far western boundary of the original plan has now been sold subject to contract via separate negotiation.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Directions: From the agent's Llangollen Office turn left along the A5 and take an immediate right, proceed into Hall Street and turn left up Willow Hill (passing the Youth Club on the left) heading towards Vivod. Continue up the large hill until the road levels off and the access gateway will be found in front of you at the junction with Vicarage Road.





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.

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