

# BOWEN

PROPERTY SINCE 1862



Guide Price £250,000



Land 33.99 acres (13.75 ha)

Land off Red Hall Lane, Overton-On-Dee,  
Wrexham, LL13 0NA



## 33.99 acres (13.75 ha) of Land off Red Hall Lane, Overton-On-Dee, Wrexham, LL13 0NA



### General Remarks

**General Remarks:** An excellent opportunity to purchase 33.99 acres (13.75ha) or thereabouts of agricultural land situated between the villages of Overton-on-Dee and Penley. The productive pastureland is in excellent heart with ample road frontage and enclosed with well maintained fencing and hedging. The block also contains several areas of established woodland together with a pond and is bordered by a small stream, providing a natural water supply. The land would suit a host of agricultural, equine or amenity uses.

**Location:** The land has excellent frontage onto Red Hall Lane Lane which gives easy access onto the A539 and A528. The land is well situated between the villages of Overton-on-Dee and Penley, as well as the larger towns of Ellesmere, Whitchurch, Oswestry & Wrexham.

### The Land

The agricultural land is renowned for producing excellent grass crops, but could also accommodate a host of other arable or fodder crops. The land is split into parcels and benefits from well maintained sheep proof fencing and mature hedges. The block also contains several well established woodlands containing a host of native hardwood tree varieties. A small stream runs through the

land and along part of the Eastern boundary, providing an excellent natural water supply. There is also a small pond.

**Access:** The land has several gateways leading directly onto Red Hall lane which connects the A539 with the A528. The land also benefits from a full vehicular right of access over the driveway leading through the adjoining Nantclimbers Farm, as shown shaded brown on the plan attached.

**Basic Payment Scheme :** Welsh Basic Scheme Payment Entitlements are available by separate negotiations. For further detail's please contact the selling agents.

**Easements, Wayleaves and 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 particulars or not. We are aware that a public footpath runs along the Eastern boundary of the field closest to Red Hall Lane.

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

**Plans & Areas:** All plans used within this sales catalogue are not to scale and are for identification purposes only. Any areas are estimated.

**Local Authority:** Wrexham County Borough Council.  
Rhosddu Road, Wrexham, LL11 1AU Tel: (01978) 292000

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.

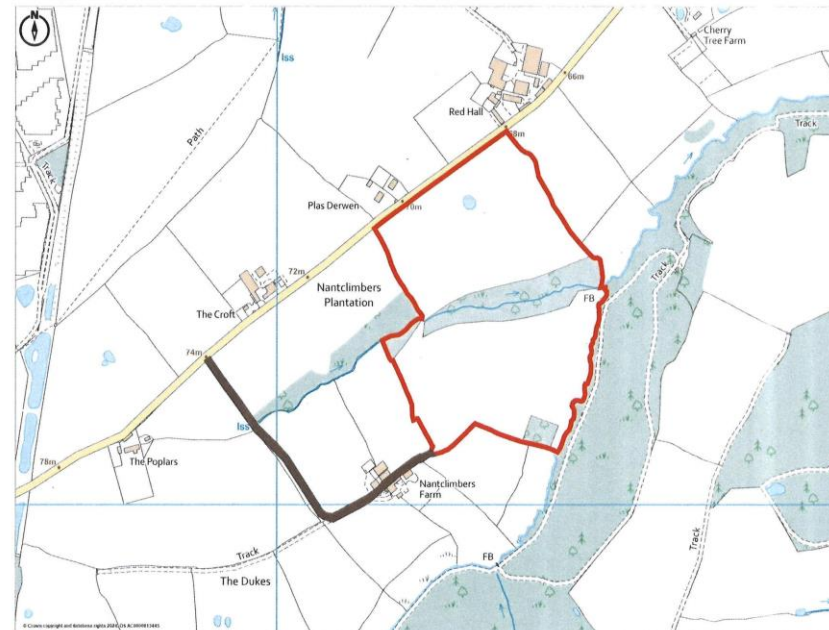




**Viewings:** The land may be viewed at any reasonable time during daylight hours as long as accompanied by a set of these sales particulars. Neither Sellers or Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted.

**Water Supply:** At present the land has a natural water supply, however we are informed that mains water is available subject to connection via the water supplier. Prospective purchasers should make their own enquiries, as to the availability and costs involved.

**What Three Words:** lemons.serves.thighs



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Plotted Scale - 1:7500. Paper Size - A4

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