



Auction Guide Price
Offers in Excess of £15,000

2.23 Acres Adjoining Cae-Mor, Llwynmawr,
Llangollen LL20 7BE



Land 2.23 acres (0.9 ha)

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General Remarks

A rare opportunity to purchase a block of amenity land extending to approximately 2.23 acres (0.9 ha) situated in a convenient location between the villages of Selattyn and Glyn Ceiriog and with spectacular views over the Ceiriog Valley. The land has been sympathetically planted with a host of native tree varieties over the past 20 years to create an idyllic woodland, together with open glades and a pond.

For sale by Public Auction at 2.00 pm on 26th June 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

Location: The land is situated just outside the hamlet of Llwynmawr between the larger villages of Glyn Ceiriog and Selattyn, with direct access onto the B4579. The land takes full advantage of its elevated position offering panoramic views of the Ceiriog Valley and the Berwyn Mountains. The land has good access to the larger towns of Oswestry (7 miles), Llangollen (7 miles) and Chirk (5 miles), as well as the A5/A483 trunk roads leading to Wrexham, Shrewsbury and Chester. Nearby train stations can be found at Chirk and Gobowen.

The Land

The current owners have spent the past 20 years planting a host of native tree varieties which have created a mixed woodland interspersed with open glades and forest tracks and a haven for wildlife. There is also a small pond and natural water sources.

Access: The land benefits from double gates leading directly off the council maintained highway providing easy vehicular access.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

Plans & Areas: Please note that the plan contained within these sales details is for identification purposes only. All areas quoted are approximate estimates.

Tenure: We are informed that the land outlined in red on the plan attached is Freehold. The land outlined in Blue is Leasehold, with the original lease commencing in 1771 for a term of 500 years. Vacant possession will be granted on both parcels of land on completion. Further details are available in the auction legal pack.

Solicitors: F.A.O. Tania McGee., Lanyon Bowdler Solicitors, 39 - 41 Church Street, Oswestry, Shropshire, SY11 2SZ. Tel: 01691 652241.

Method of Sale: The property will be offered for sale by public auction on Thursday 26th June 2025 at The Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at £3,300 including VAT. For further

details on fees payable please consult the auction legal pack.

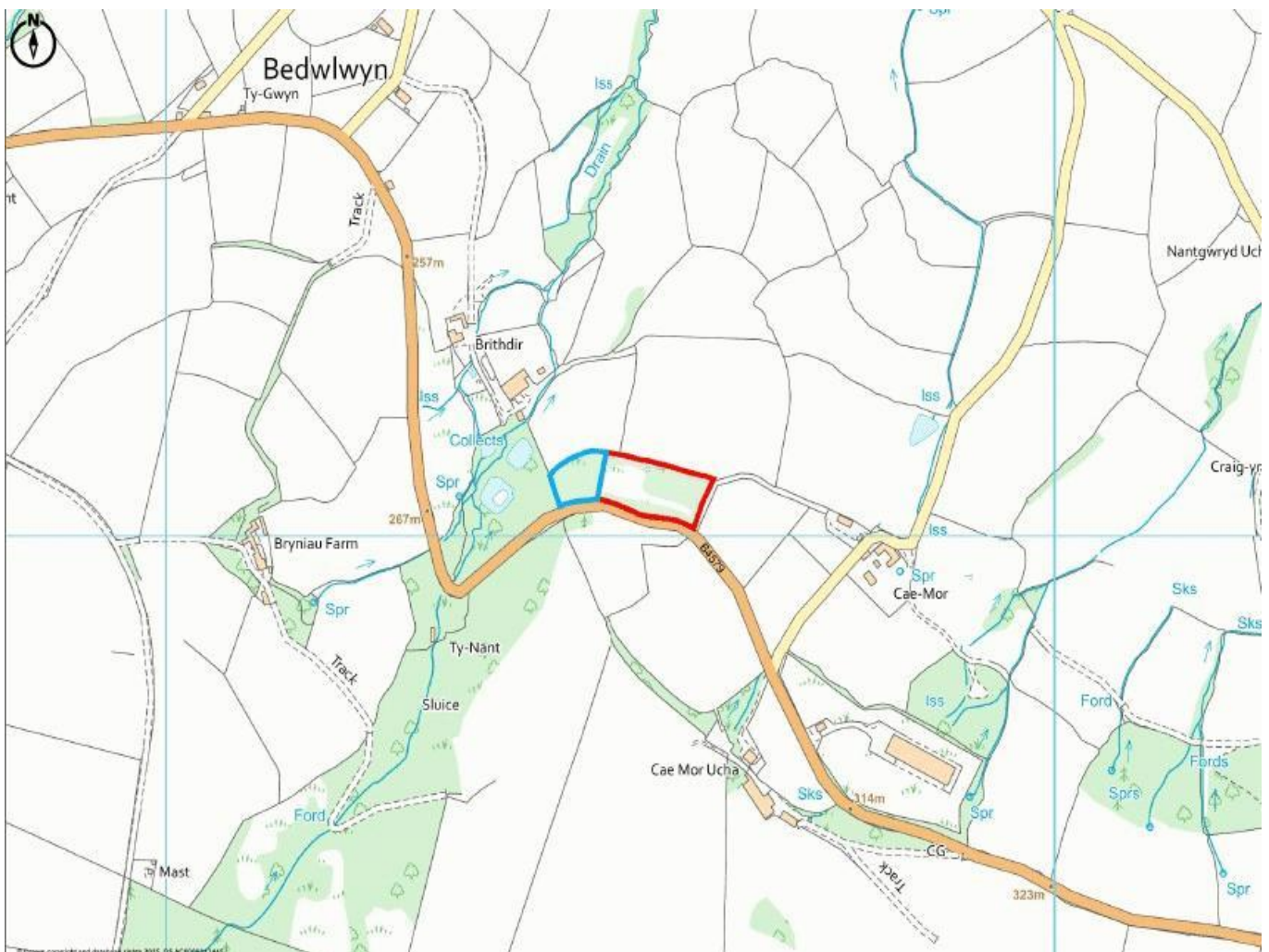
Viewings: The land may be viewed at all reasonable times during daylight hours as long as accompanied by a set of these sales particulars.

Directions: From Oswestry take the B4579 road to Selattyn and continue through the village towards Glyn Ceiriog for a further three miles. After passing the Caemor Ucha Farm on the left and Caemor Farm on the right, the land will be found on the right side of the road just before the next bend, identified by the Auctioneers board.



Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.



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.