



BOWEN

PROPERTY SINCE 1862

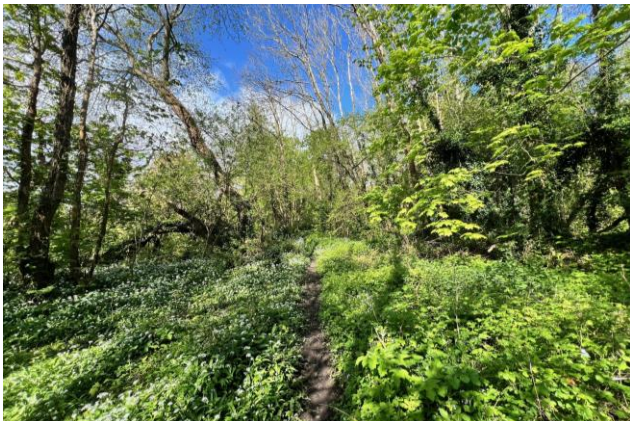
Auction Guide Price £10,000 - £15,000

Woodland off Llwyn Onn Park,
Abenbury, Wrexham LL13 0QL



Land – Approximately 2.29 Acres

Woodland off Llwyn Onn Park, Abenbury, Wrexham LL13 0QL



General Remarks

For sale by Public Auction on the 20th June 2024 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry SY11 3EN.

An opportunity to purchase a deciduous Parcel of Woodland for recreational purposes that borders onto the River Clywedog.

An opportunity to purchase a deciduous Parcel of Woodland for recreational purposes that borders onto the River Clywedog.

This woodland is approached via vehicular access on its western edge and extends to approximately 2.29 acres.

Situation: The property is situated to the South of the Llwyn Onn Park Estate and can be accessed via Abenbury Road.

General: The property is covered predominantly by a range of mature trees and shrubbery.

We have checked the Wrexham County Borough Council Public Rights of Way Map and can confirm that there is a public footpath through the woodland.

The attached plan has been lifted from the Land Registry boundary plan. By calculation using ProMap Ordnance Survey, the portion extends to approximately 9260 square metres / approximately 2.29 acres.

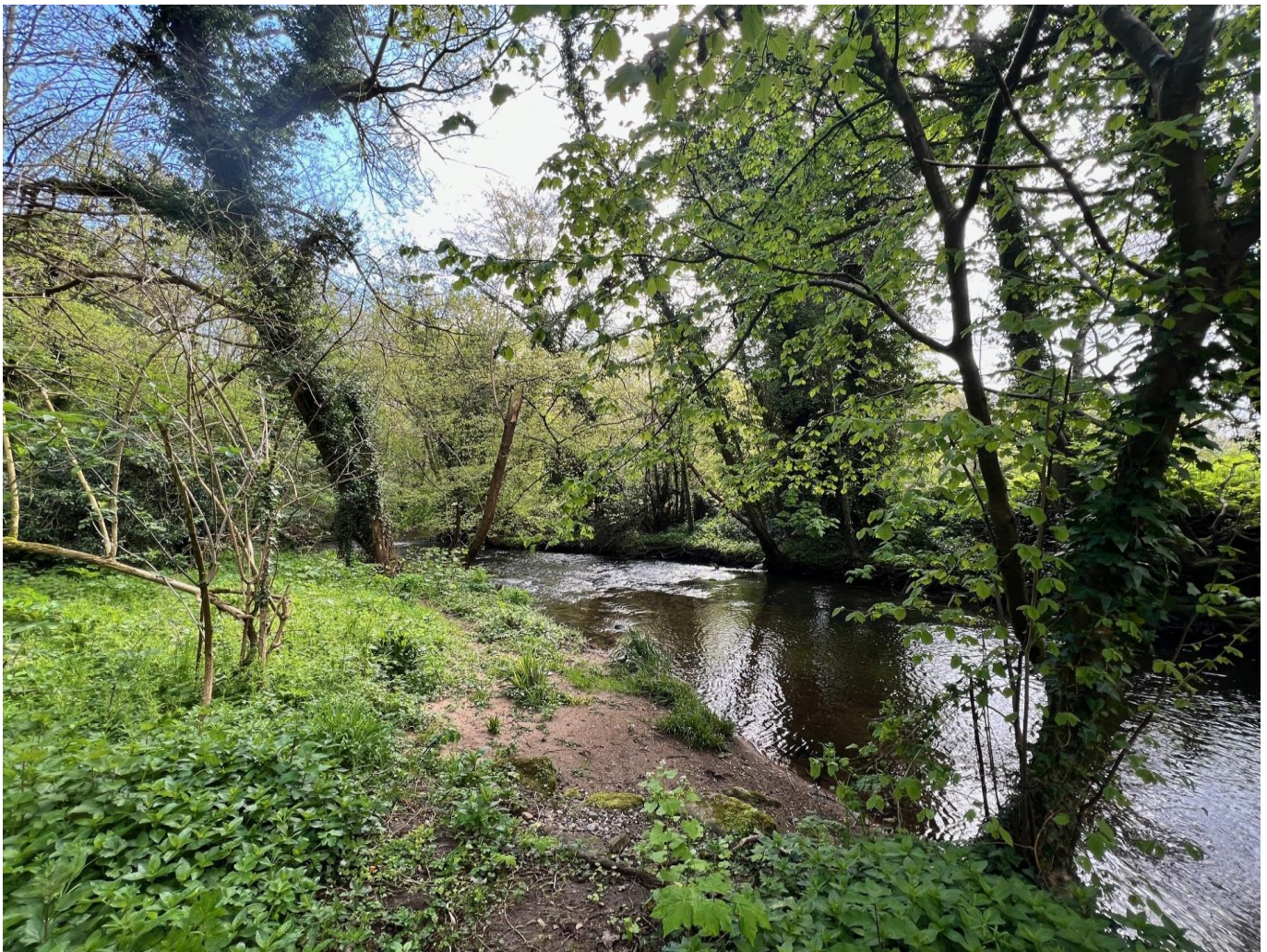
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perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, 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

Viewing: The portion is open to view, although the Agents would respectfully request that parties do not view in groups nor obstruct the highway, nor become a nuisance to adjoining occupiers. Parties should view without children or pets in the interests of health and safety.

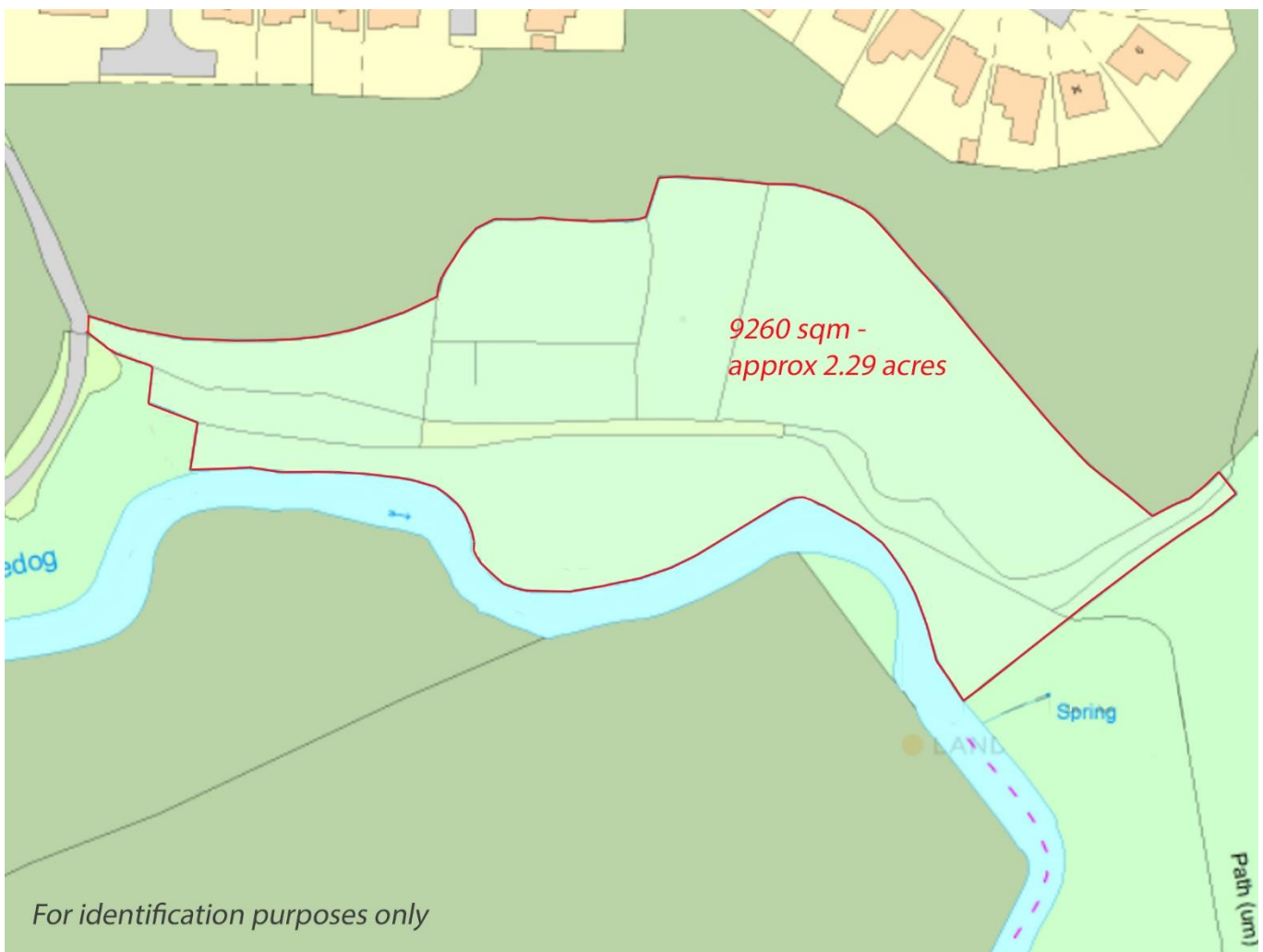
Method of Sale: The property will be offered for sale by way of Public Auction at The Lion Quays Hotel, Oswestry on the 20th of June 2024. The sale will commence at approximately 2.00 pm. A legal pack will be available for inspection from the Agents no later than two weeks prior to the sale date.



Solicitors: The vendors solicitors are GHP Legal - The Cross, Oswestry, SY11 1PN. Contact Sera Henderson-Jones on 01691 659194.

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 £2,400 inclusive of VAT. For further details on fees payable please consult the legal pack.

Directions: For satellite navigation use the post code LL13 0QL. From Wrexham City Centre take the Holt Road (A534) out of the City in the direction of Wrexham Industrial Estate. At the roundabout take the fourth exit onto Cefn Road. Continue until the next roundabout and take the second exit (turning right) onto Abenbury Road. Take a left-hand turn into Frog Lane (by the bus stop) and continue past the MOT Garage. Continue along the track until you reach the five-bar metal gate where parking will be made available on the left-hand side - do not proceed past the metal gate as this is private property. The woodland is then accessed on foot.



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.