



BOWEN

PROPERTY SINCE 1862

Tender Guide Price £17,000

Land at Woodland View, Mold Road,
Cefn-y-Bedd, Wrexham LL12 9UR

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General Remarks

**For Sale by Informal Tender - Closing Date: 12.00
Midday on Friday 27th June 2025.**

An area of woodland extending to approximately 1200 square meters - approximately 0.3 acres bisected by an unadopted access roadway set above the banks of the River Alyn.

The property was formerly the site of a row of workers cottages which were demolished. The portion is located outside of the Cefn y Bedd settlement boundary.

Dimensions: The property is an irregular shape and extends to either side of the approach track. The land on the river side extends right down to the edge of the river. The portion has been scaled using a combination of the Land Registry Plan and the Promap Ordnance Survey Plan to extend to approximately 1200 square meters - about 0.3 acres.

Former Use: Historically the portion was understood to have a row of workers cottages upon it. The land is currently located outside the Settlement Boundary.

Method of Sale: The property is offered for sale by Informal Tender. Sealed written bids are invited to the Agents Wrexham offices by no later than 12.00 midday on Friday 27th June 2025.

Bids received will be deemed individual purchasers' 'final and best'. No negotiation will be entered into after the time and date specified.

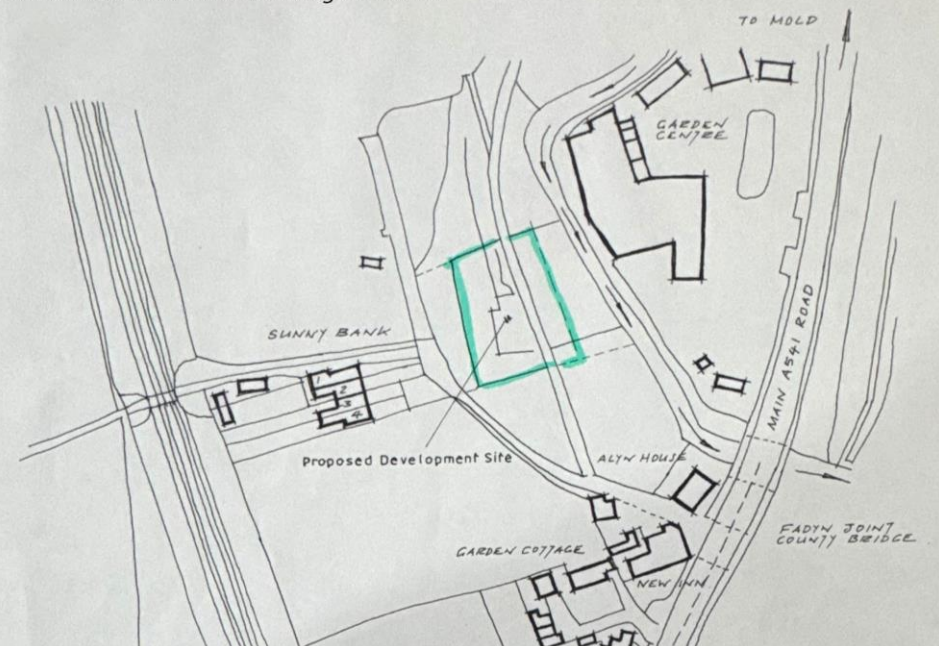
Please mark envelopes 'Land at Cefn y Bedd' to avoid accidental opening.

Directions: Leave Wrexham city centre on the Mold Road continuing past the Football Ground to the roundabout above the A483. Take the exit signposted A541 Mold and continue passing all the way through Gwersyllt and along the Park Wall. Pass into the valley and Cefn y Bedd. At the bottom of the hill turn right just behind the former New Inn Public House. The property will then be approached as per the attached plan.

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.



Plan submitted in Outline Planning Permission

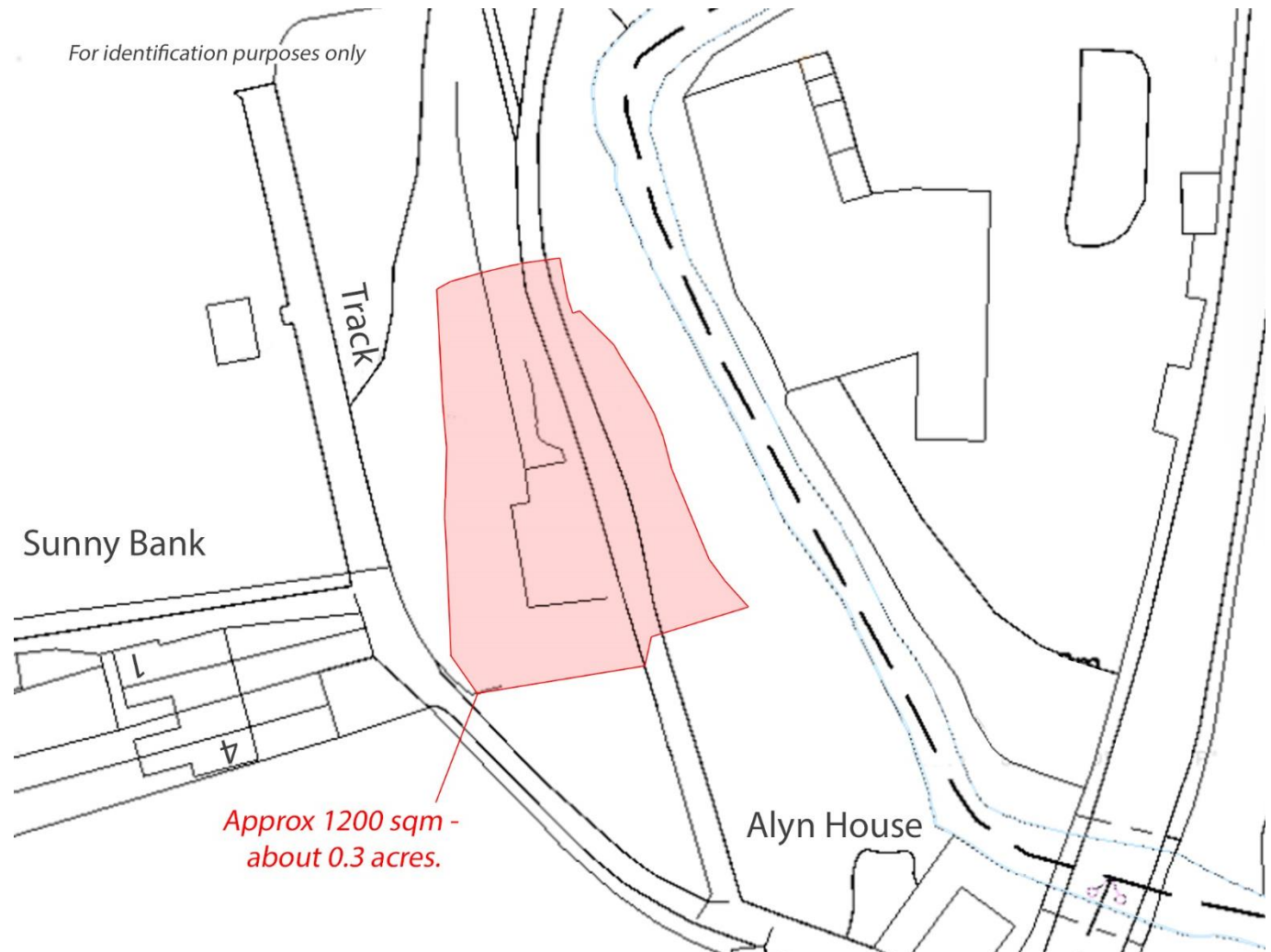


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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



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