



Roger
Parry
& Partners

Land At Pont-Y-Meibion, Tregeiriog, Llangollen,
LL20 7HS





Land At Pont-Y-Meibion, Tregeiriog, Llangollen, LL20 7HS
Offers In The Region Of £250,000

A 48.66 acre (19.69 ha) block of land in the Glyn Ceiriog valley with both amenity and wildlife potential, as well as use for agricultural grazing land.



Land at Pont-Y-Meibion is a 48.66 acre (19.69 ha) block of land situated within the Glyn Ceiriog valley. Within this block of land there is both amenity and wildlife potential, as well as use for agricultural grazing land.

Land at Pont-Y-Meibion is an attractive block of multi-purpose land with both amenity and natural capital value. Natural capital value adds non-timber activities such as carbon sequestration and biodiversity net gain potential opportunities which Land at Pont-Y-Meibion offers to cater for the increasing demand.

Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority: Wrexham County Borough Council

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,

SY11 2NU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.