



Roger
Parry
& Partners

Land on the South side of the road from Hafod,
Sontley, Wrexham, LL13 0YP





Land on the South side of the road from Hafod, Sontley, Wrexham, LL13 0YP
Offers In The Region Of £395,000

**** 24.57 Acres (9.94 Ha) **** An excellent opportunity to purchase a piece of land which is fertile and productive and laid to grass. From its flat nature it is regularly harvested, The land is suitable for a range of uses with interest from amenity, carbon and future environment schemes of particular interest. A flat piece of land with well established boundaries and access points.



Land lying on the South side of the road from Hafod-Y-Bwch to Sontley,
Wrexham, LL13 0YP

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METHOD OF SALE

The property is for sale by Private Treaty.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendors Agents are responsible for defining the boundaries or ownership thereof.

TENURE

The land is available on a freehold basis with vacant possession available on completion.

LOCAL AUTHORITY

Wrexham County Council,
The Guildhall,
Wrexham,
LL14 1AY
Tel: 01978 292000

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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.

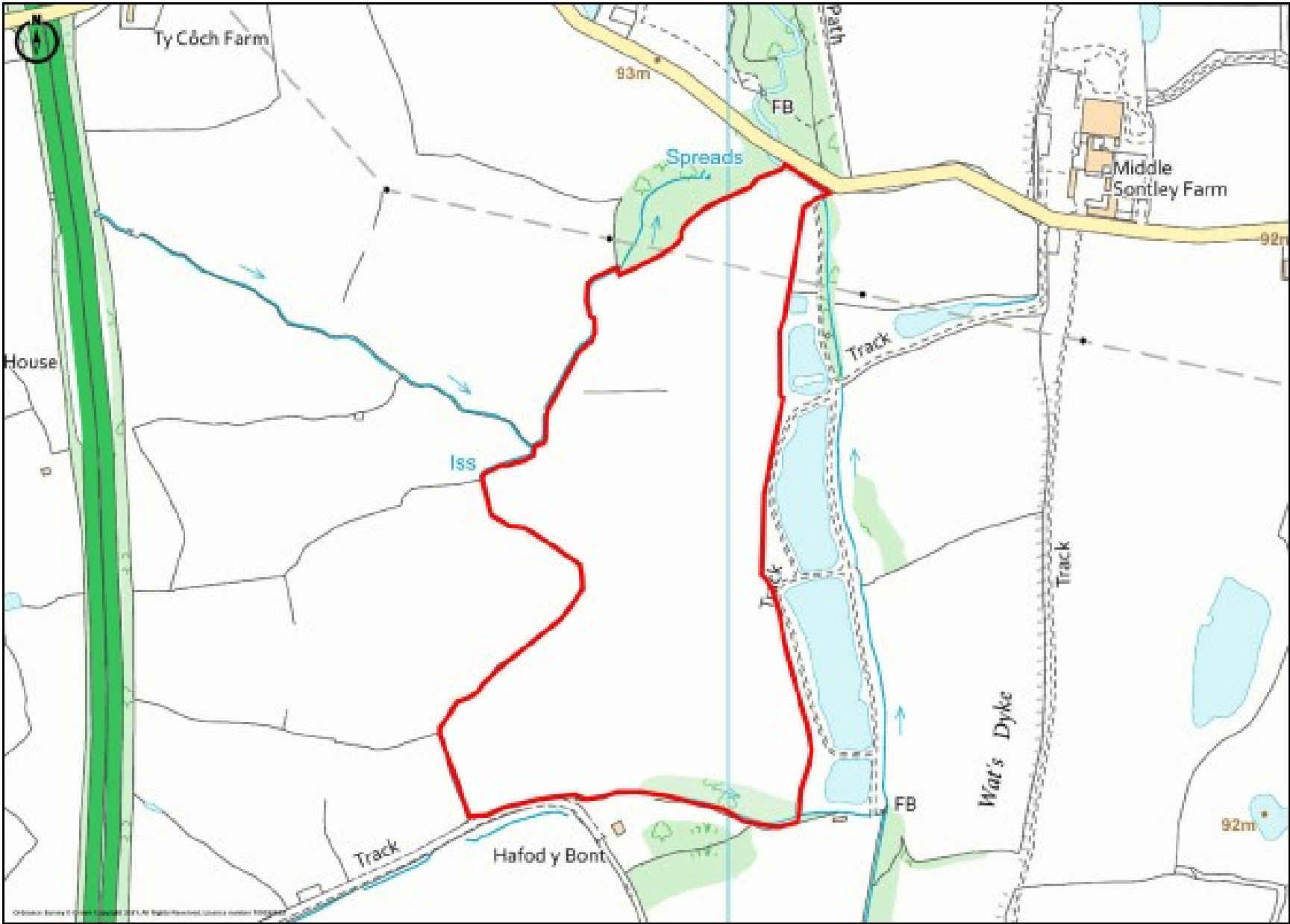
BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiations.

WHAT THREE WORDS

Caveman. Mime. Wove

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



General Services:

Local Authority:

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:

What Three Words: Caveman. Mime. Wove

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.