



Roger
Parry
& Partners

Land At Stryt-yr-Hwch, Sontley, Wrexham,
LL13 0YA





**Land At Stryt-yr-Hwch, Sontley, Wrexham, LL13 0YA
Offers In The Region Of £434,000**

Roger Parry and Partners are delighted to have instructed to offer for sale Land at Stryt-Yr-Hwch, Sontley comprising of 29.24 acres (11.83 ha) of conveniently located agricultural land and 6.53 acres (2.64 ha) of woodland. The land is currently laid to grass and is being offered for sale as a whole or in 4 lots.



Roger Parry and Partners are delighted to have instructed to offer for sale Land at Stryt-Yr-Hwch, Sontley comprising of 29.29 acres (11.85 ha) of conveniently located agricultural land and 6.53 acres (2.64 ha) of woodland. The land is currently laid to grass and is being offered for sale as a whole or in 4 lots.

ACCESS

All of the Lots have the benefit from road frontage and direct access onto the highway. All of the accesses have single gateways capable of pedestrian and vehicular access.

METHOD OF SALE

The property is for sale by Private Treaty and is available as a whole or in 4 lots.

Offers to be submitted by 12pm on 21st December 2023 either by post or email:

The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU

Or

philippamaddocks@rogerparry.net

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 of a grazing agreement with a local farmer until 31st March 2024.

LOCAL AUTHORITY

Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG

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.

LOT1

To include 14.423 acres (5.83 hectares) of high quality land suitable for currently laid to permanent pasture with roadside access. The soils are slowly permeable, seasonally wet being slightly acidic but overall rich-loamy, clay soils. The boundary of the field is marked by a mature hedgerow, with post and wire fencing.

Offers in the region of £180,000

LOT 2

To include 13.444 acres (5.44 hectares) which is currently laid to permanent pasture. The land is gently undulating, split across 2 fields, with the boundary between being a mature hedgerow. The soils are slowly permeable, seasonally wet being slightly acidic but overall rich-loamy, clay soils. A new high hedgerow is to be planted and stock proof fencing to be erected within 12 months of completion.

Offers in the region of £168,000

LOT 3

To include 1.427 acres (0.57 hectares) of permanent pasture, currently used for equestrian . Due to the flat nature of the land, the land is suited well in a grazing rotation. The boundary of the field bordering the highway is marked by a mature hedgerow, with post and wire fencing. A new high hedgerow is to be planted and stock proof fencing to be erected within 12 months of completion.

Offers in the region of £30,000

LOT 4

An excellent opportunity has arisen to purchase a piece of woodland. To include 6.353 acres (2.645 hectares) of native broadleaf woodland, with a range of uses including interest from amenity , carbon and future environment schemes of particular interest. The woodland is an attractive hillside, multi purpose woodland with both amenity and natural capital value with some good timber. The woodland offers an appealing small investment opportunity from the nature of the attractive location. Natural capital value adds non-timber activities such as carbon sequestration and biodiversity net gain potential opportunities which the woodland to the West of Stryt-Yr-Hwch offers to cater for the increasing demand.

Offers in the region of £56,000

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:

Proceed east on the B5426 towards Eyton for approximately 2 miles, then turn left at cross roads and follow the road for approximately 1 mile. The land is located on the right just after Stryt-Yr-Hwch Farm.

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.