



**Roger  
Parry**  
& Partners

**LAND AT LOWER WYCH**  
Malpas, Wrexham. SY14 7JU

## Land at Lower Wych, Malpas, Wrexham. SY14 7JU

**A productive parcel of agricultural land extending to approximately 53.18 acres, located in Wrexham.**

- 53.18 acres of grade 2 & 3 agricultural land.
- Available as a whole or in three Lots.
- Lot 1 – 22.3 acres split across three fields. Subject to an FBT.
- Lot 2 – 19.37 acres split across two fields.
- Lot 3 – 11.48 acres split across three fields with a timber block of stables.
- Excellent local hacking with a number of local equestrian centres.
- Mature hedge and post and wire boundaries.
- Mains water connection.
- Roadside access.

### Description

#### LOT 1

22.3 acres (9.024 ha) of Grade 3a Agricultural land, flat land split across three fields.

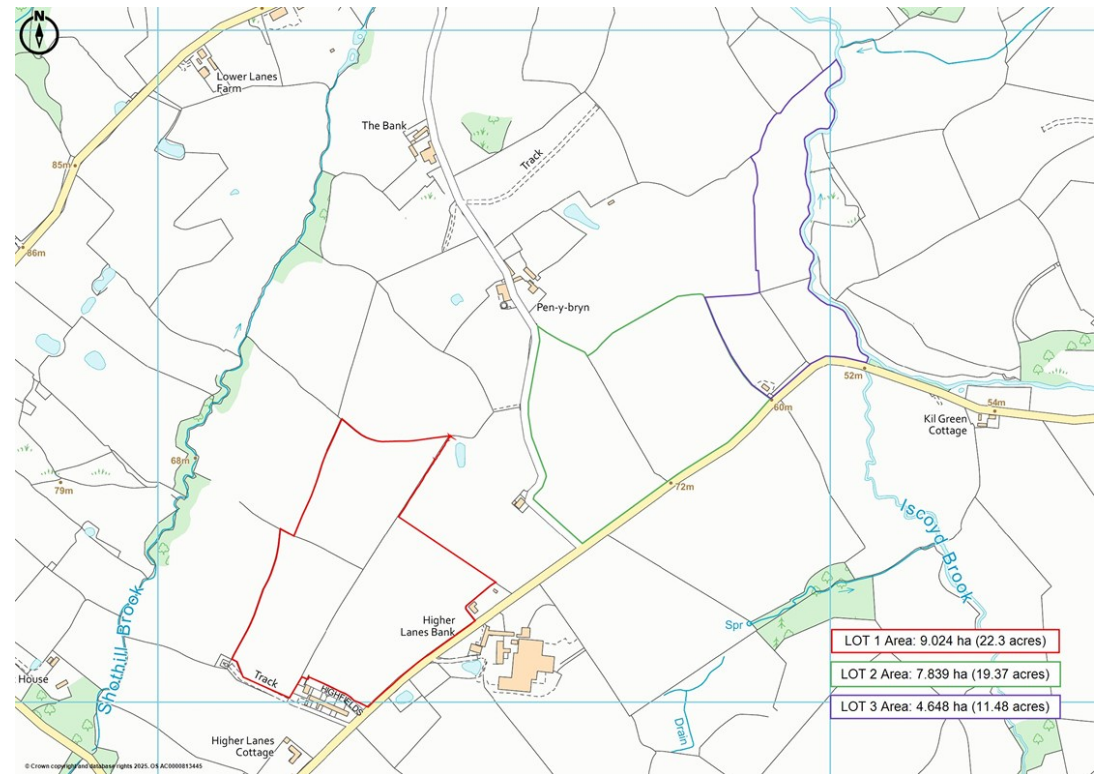
Lot 1 is currently Let under a Farm Business Tenancy, which is scheduled to expire on 30/04/2027. Currently utilised for maize production.

#### LOT 2

19.37 acres (7.839 ha) of majority Grade 2 Agricultural land split across two fields, with some Grade 3. Currently down to grass but with the potential to be put back into an arable rotation.

#### LOT 3

This is a rare opportunity to purchase a block of pasture land totalling 11.48 acres (4.648 ha) with a timber block of stables. The land is in permanent pasture and is ideal for either mowing or grazing. The land is currently divided into three fields with the Wych Brook running along the eastern boundary.



The land is a mixture of grade 2 and grade 3 agricultural land classification. The northern field is a local designated site of nature conservation and geological importance.

There is excellent local hacking from the land with a number of equestrian venues within a short distance.

The property is offered for sale by informal tender, as a whole or in lots.

Each parcel has mains water connection.

### Local Authority

Wrexham County Borough Council

### Tenure

Lot 1 – subject to an FBT due to expire 30/04/2027.

Lot 2 & 3 - Freehold with vacant possession given on completion.

### Rights Of Way, Easements & Wayleaves

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants whether mentioned in these sales particulars or not. Please note, there is a Public Footpath running along the Brook within Lot 3.

### Boundaries, Roads & Fences

The purchaser would be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for the ownership of the fences and hedges.

### Location

LOT 1 - What3words:///crafts.props.flatten

LOT 2 - What3words:///provide.appealing.reward

LOT 3 - What3words:///spaceship.laminate.sweeper



## Directions

Leave Whitchurch via Chester Road and join the A41. At The Horse and Jockey pub, take the left fork onto Old Malpas Road. Continue for about half a mile, then turn left at the sign for Higher Wych. Follow this road for approximately one mile into Higher Wych. In the village, turn left and immediately take the right turn signposted Hanmer. The land will be on your right after about half a mile.

## Guide Prices

**LOT 1 - OIEO £225,000**

**LOT 2 - OIEO £195,000**

**LOT 3 - £150,000**

## Viewing Arrangements

Viewing of the property is strictly by appointment only through Millie Hinds BSc (Hons)

Mercian House, 9 Darwin Court, Oxon Business Park,  
Shrewsbury, SY3 5AL

millie@rogerparry.net | 01691 655334

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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.