



BOWEN

PROPERTY SINCE 1862

Guide Price £295,000



61.85 acres (25.03 ha)

61.85 acres of land at Cadnant Isaf,
Glyn Ceiriog, Llangollen, LL20 7HW

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General Remarks

An excellent opportunity to purchase 61.85 acres (25.03 ha) or thereabouts of land together with a redundant stone building, situated just to the North of the village of Glyn Ceiriog with panoramic views over the surrounding Ceiriog Valley and Berwyn Mountains. The building itself may offer potential future development opportunities, subject to obtaining any necessary planning consents. The holding includes productive grassland (which could also be used for arable purposes), together with hill grazing land and woodland which has a host of potential amenity and Natural Capital uses.

Cadnant Isaf: The redundant farmstead at Cadnant Isaf is constructed of local stone and is understood to have been a substantial dwelling house in the past century. We are informed that the property has not been occupied for several generations and prospective purchasers shall make their own enquiries to the local planning authority over its current use status and potential for redevelopment.

Land: The block includes circa 19.27 acres (7.8 ha) of productive arable/grassland, together with a smaller enclosure of permanent grassland around the stone building which extends to around 3.2 acres. The remaining land forms a mixture of hill grazing and a picturesque block of native woodland containing a host of

tree varieties, wildlife habitats and the Nant y Weniar watercourse.

Location: The land is situated to the north of the picturesque village of Glyn Ceiriog, with excellent views over the surrounding Ceiriog Valley and Berwyn Mountains. Glyn Ceiriog itself offers a selection of local amenities including Shops, Pharmacy, Post Office and Public Houses. The surrounding Valley is well known for outdoor pursuits whilst the nearby town of Llangollen (5 miles) and the A5/A483 Trunk Roads are also within easy reach.

Access: The land has excellent road frontage with the main access via a field gateway leading off the council maintained highway. This leads into the parcel with the redundant farm building and onwards to the other land parcels beyond. There are various other smaller access points into the woodland directly off the council highway.

Basic Payment Scheme: The majority of the land is currently registered on the Rural Payments Wales mapping system, but no Basic Payment Scheme Entitlements are included within the sale.

Easements, Wayleaves and Rights of Way: The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales particulars or not. We are aware that a public footpath runs through the land crossing the

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.



steeper bracken banks and leading into the pastureland towards the north western boundary.

Boundaries: For further details regarding ownership/maintenance responsibilities, please contact the selling agents.

Tenure: We understand that the land is Freehold subject to Vacant possession upon completion.

Plans & Areas: All plans used within this sales catalogue are not to scale and are for identification purposes only. Any areas are estimated.

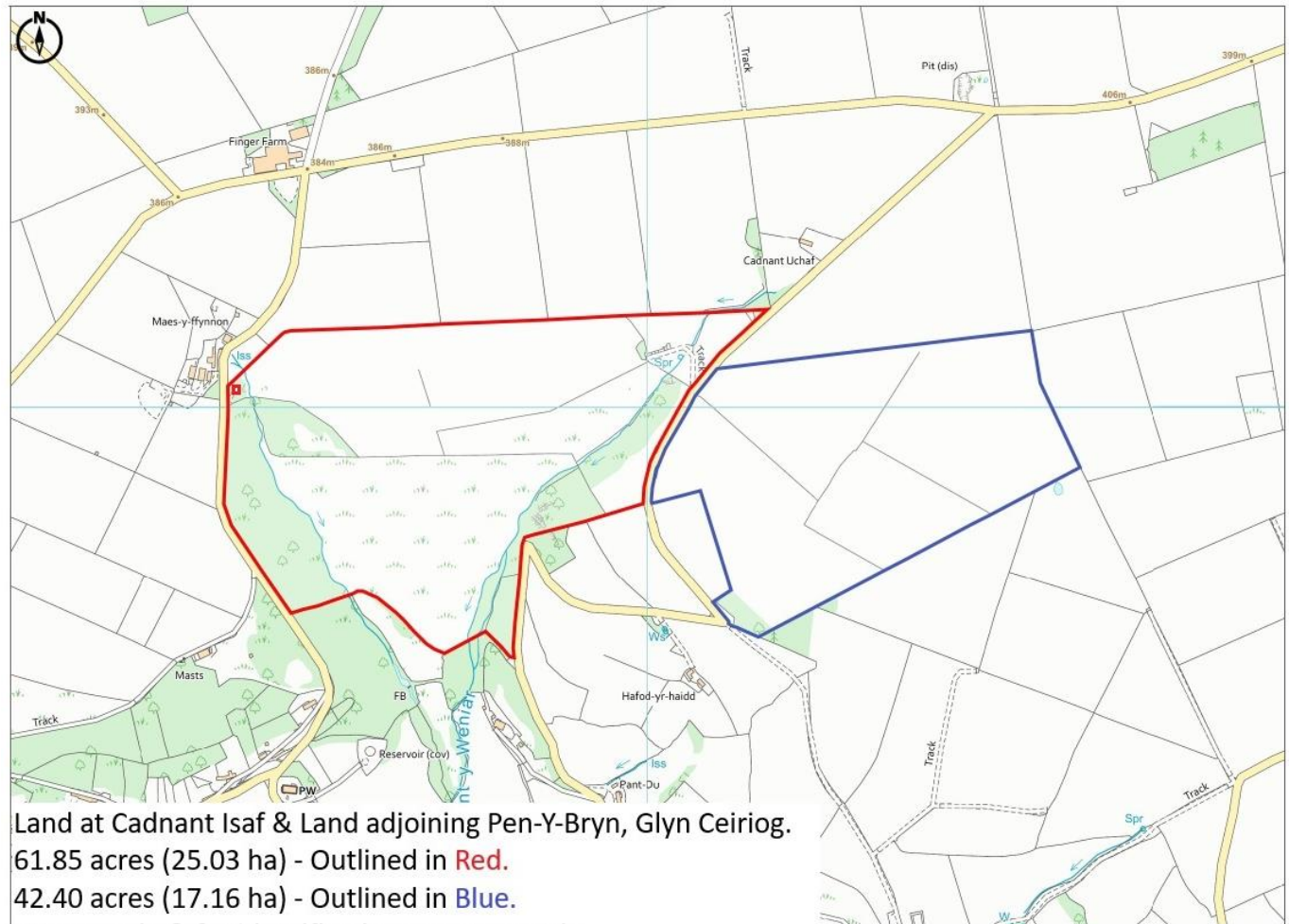
Additional Land: An additional 42.40 acres (17.16 ha) of land is also available to purchase by separate negotiation. It can be identified on the enclosed land identification plan, outlined in Blue. For further details, please contact the selling agent.

Local Authority: Wrexham County Borough Council.
Rhosddu Road, Wrexham, LL11 1AU Tel: (01978) 292000

Viewings: The land may be viewed at any reasonable time during daylight hours as long as accompanied by a set of these sales particulars. Neither Sellers or Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted.

What three words location: Access Gateway -
<https://what3words.com/whizzed.bets.flagging>

Central point in land parcel -
<https://what3words.com/shots.reputable.foam>



Land at Cadnant Isaf & Land adjoining Pen-Y-Bryn, Glyn Ceiriog.

61.85 acres (25.03 ha) - Outlined in Red.

42.40 acres (17.16 ha) - Outlined in Blue.

Not to scale & for identification purposes only.