

An aerial photograph showing a residential neighborhood. In the foreground, a large, overgrown plot of land is situated between a road and a row of houses. The plot contains several tall, mature evergreen trees and dense bushes. To the left, a wooden fence borders a garden area. To the right, a red brick house is visible. In the background, more houses and a large hill are visible under a cloudy sky.

BOWEN

PROPERTY SINCE 1862

Guide Price £30,000-£40,000

Land North East of The Laurels, Bourne Terrace,
Froncysyllte, Llangollen LL20 7ST



Land-1237 sq.m.

Land North East of The Laurels, Bourne Terrace, Froncysyllte, Llangollen LL20 7ST



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

For Sale by Informal Tender Friday 14th August 2026

A parcel of amenity land formerly garden and parking and garage to an adjoining residential property. The portion extends to approximately 1237 square metres (just over 0.3 acres) and has frontage onto the pavement of Woodlands Grove. The land is located inside the recognised settlement boundary of Froncysyllte and subject to planning permission therefore believed to hold development potential.

The Land: The portion comprises an approximately rectangular shaped undulating sloping site having an approximate frontage to the highway off Woodlands Grove of 26m, with an approximate depth of 46m (see attached plan, source ProMap Ordnance Survey). By calculation the site area extends to 1237 square metres (approximately 0.30 acres). The site boundaries appear well defined. To the western boundary there are some mature conifer trees. The remaining land is self-seeded bushes etc. There is a garage on site that has become overwhelmed by foliage. As above, the title plan shows frontage to the highway of Woodlands Grove and therefore includes the pedestrian footway behind the hedge

Location: The property is situated off Woodlands Grove, Froncysyllte, the title plan showing the property having frontage to the highway of Woodlands Grove. The village has a range of day-to-day amenities and is situated off the A5 Llangollen to Chirk Road, at distances of 4.3 miles and 2.7 miles away respectively.

Services: No investigations have been carried out, nor determination made as to the points of connection of each of the mains services, although due to the presence of surrounding houses, these are believed to be available for connection from the highway, subject to statutory regulations. Prospective purchasers are requested to make enquiries in this direction, particularly if seeking to develop the site.

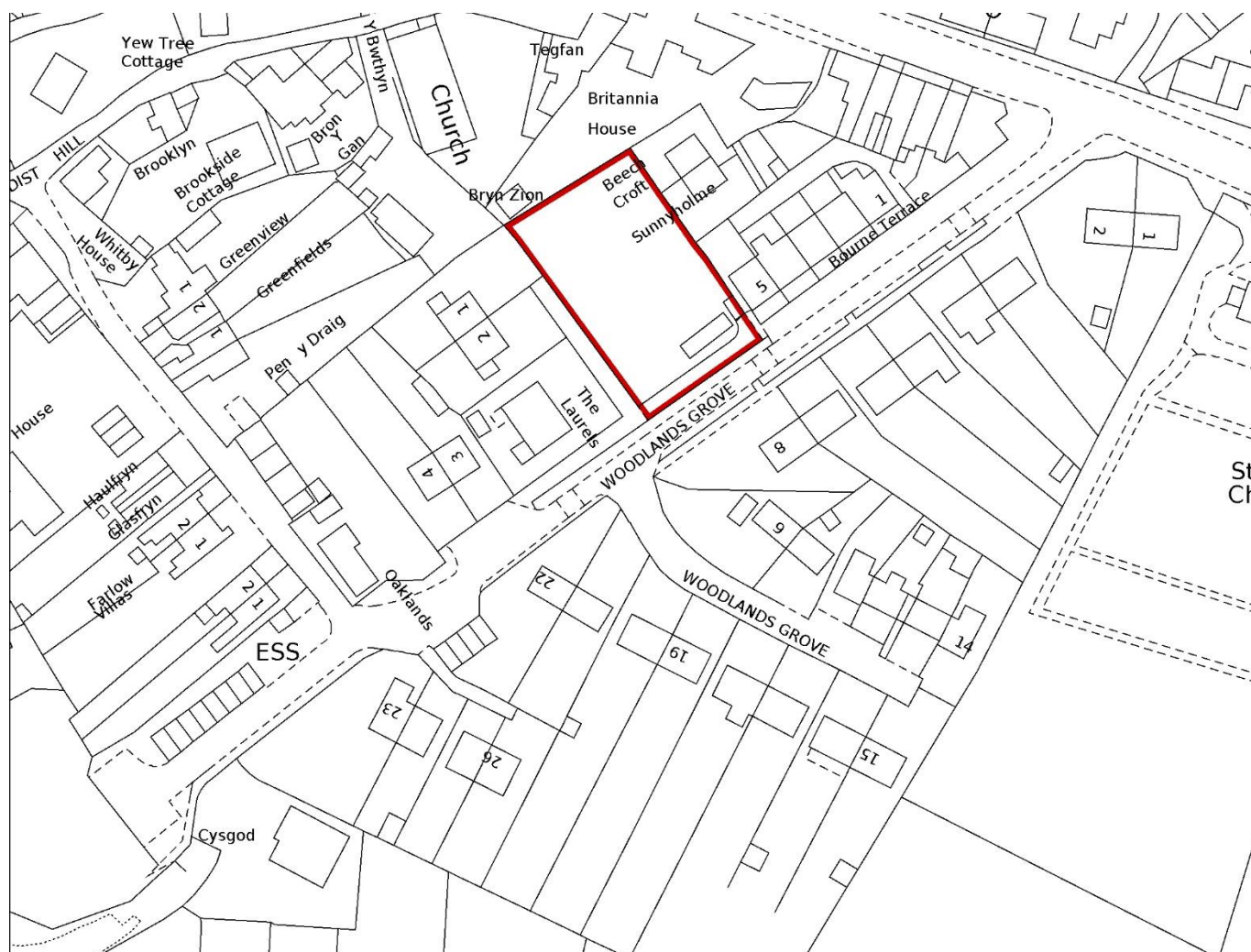
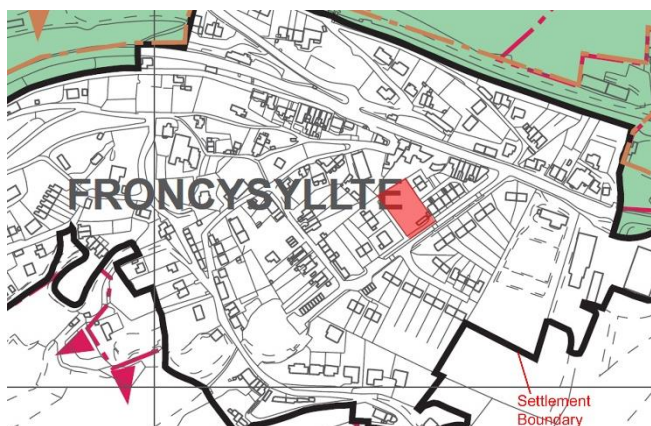
Settlement Boundary: The portion is located inside the recognised village settlement boundary of Froncysyllte (see attached planning map). As such it is believed that there would be a presumption in favour of residential development for the portion by the Local Authority. No Pre-application advice has been applied for. The property is not believed to be in a zone that would make it liable to flooding and does not comprise an area of protected status such as a Conservation Area.

Method of Sale: The property is offered for sale by Informal Tender. Sealed written bids are invited to the Agent's Llangollen Offices, 34 Castle Street, Llangollen, LL20 8RT by no later than 12.00 midday on Friday 14th August 2026. You should provide: The amount of your bid. The name and address of all purchaser parties together with contact email and telephone number. The purchasing position - cash purchase / loan / mortgage. Whether your bid is subject to conditions - unconditional or subject to obtaining Planning Permission. Details of the Solicitor that will act for you, should your bid be successful. All bids will be treated in strictest confidence. Bids

received will be deemed to be individual purchasers 'final and best'. No negotiation will be entered into after the time and date specified. Please mark envelopes 'Froncysyllte Land' to avoid accidental opening. For the reasons of confidentiality, written bids to be accepted rather than by email please.

Tenure: The property is offered for sale on the basis of the Freehold Interest with full Vacant Possession available upon Completion.

Further Enquiries: All further enquiries to the Agent's Llangollen Offices.



Viewing: The site is open to view via the side gate and pedestrian pathway to the western side. Please be respectful of neighbours and parking arrangements around the property, as room on the highway is restricted. Please take care when viewing, and no children or pets to be taken along please. Neither the Agents nor their clients take any responsibility for parties on site. Parties enter the property at their own risk.

Directions: Leave Llangollen on the A5 in the direction of Chirk entering the village of Froncysyllte. After entering the village and passing The Aqueduct Inn on the left-hand side, continue past Froncysyllte Post Office on the right before taking the next right-hand turning onto Woodlands Grove. Bourne Terrace will be observed on the right-hand side, when the bungalow will be approached as the next on the right (behind the hedge).



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.