



LAND TO THE EAST SIDE OF CILCAIN ROAD, PANTYMWYN, NR MOLD, WALES, CH7 5NJ

- APPROX 9.74 HA / 24.08 AC
- ACCESS TO THE ADOPTED HIGHWAY
- PART SUBJECT TO SSSI
- NEARBY AMENITIES

FOR SALE - OFFERS OVER
£115,000



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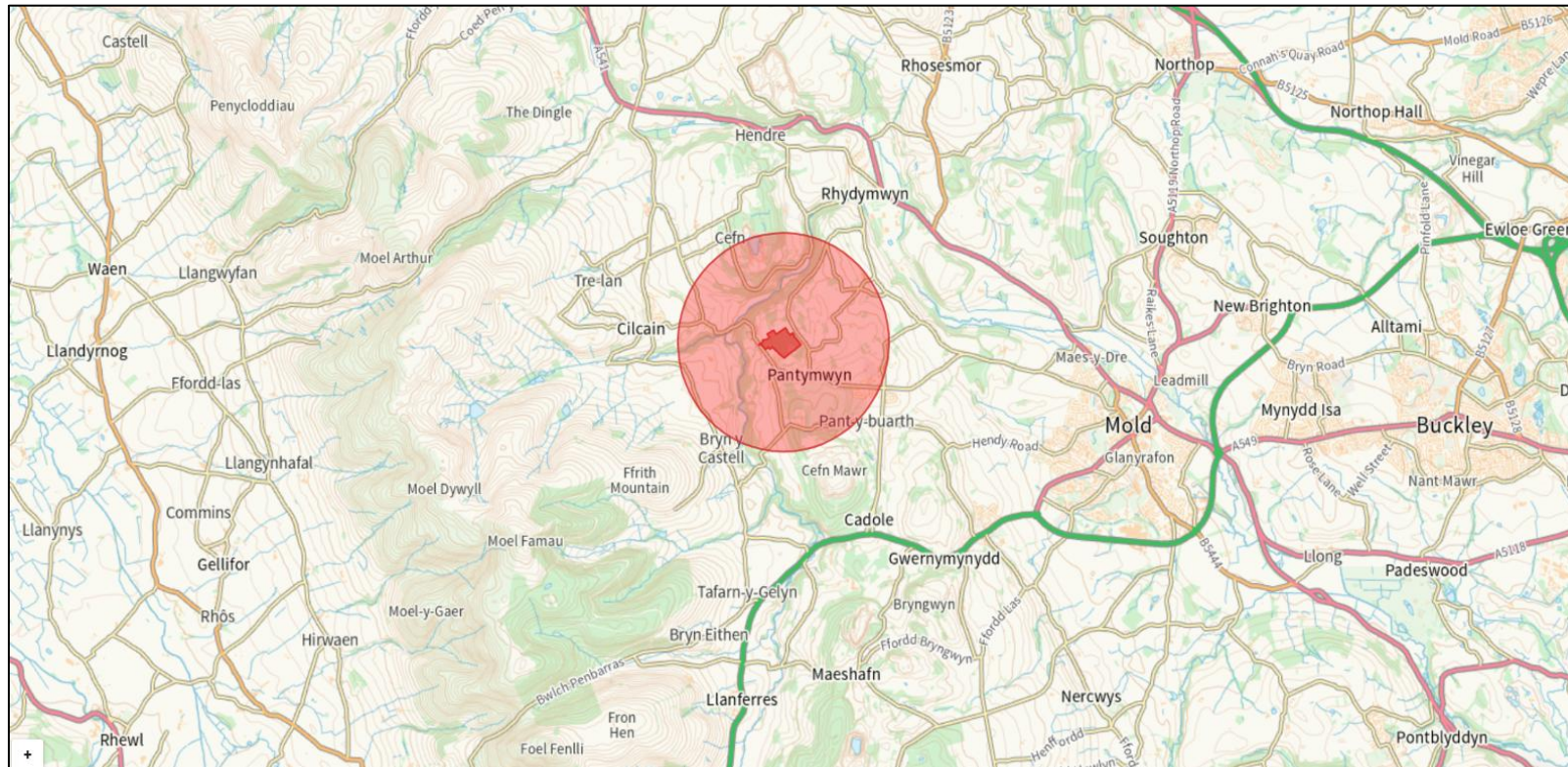
- The town of Mold is approx. 4.58 km east of the land.
- Approximately 9.74 HA / 24.08 AC.
- Part designated as a SSSI.
- Predominantly Woodland

Location

The Property is located in the village of Pantymwyn in Flintshire, Wales.

The village of Pantymwyn has a population of approximately 776 (according to the 2021 census). The village has a village hall, a public house and a post office, there are further amenities in the neighbouring village of Gwenaffield including a church hall, a holy trinity church and a primary school.

The Property is more particularly located off the adopted highway known as Cilcain Road.



For identification purposes only. Not to Scale.



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Description

The Property comprises a woodland area of approximately 9.74 hectares (24.08 acres).

The woodland area is unmanaged and contains a mixture of species of self-seeded trees and mature broadleaf trees. There is a definitive public footpath which dissects the Property running from Cilcain Road north east through to Penyfron Road.

Part of the Property itself comprising an area of approximately 1.59 ha (3.94 ac) is designated as a SSSI (Wales).



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Flood Zone

According to the environment agency website the Property is situated within Flood Zone 1. Land within flood zone 1 has a **low** probability of flooding from rivers and the sea.

Easements, Wayleaves, Public & Private Rights of Way;

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale. There is a public footpath which runs through the Property.

Title

The property is owned Freehold.

Tenure

The Property is sold with the benefit of vacant possession.

Designations

The property is partly designated to a SSSI.

Services

There are no services currently connected to the site.

Planning

The land falls within the jurisdiction of Flintshire County Council. Interested parties are advised to contact Flintshire County Council for further information.

Viewings

Viewings are available at daylight hours only, strictly by prior appointment by contacting the office on 01942 242 636 or info@fazakerleysharpe.co.uk.

Health & Safety

Viewings are strictly by prior appointment only.

Care should be taken when accessing the land. Fazakerley Sharpe accept no responsibility for any loss or damage caused when viewing the land.

Please do not:

- Climb gates, fences or any other ancillary equipment.



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Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Access

Access is via a private road.

Method of Sale

The property is offered for sale by Private Treaty.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their our investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.