



Roger
Parry
& Partners

Land at Pont-Y-Meibion, Tregeiriog,
Llangollen



Land at Pont-Y-Meibion, Tregeiriog, Llangollen, LL20 7HS

Offers in the region of £250,000

Land at Pont-Y-Meibion is a 48.66 acre (19.69 ha) block of land situated within the Glyn Ceiriog valley. Within this block of land there is both amenity and wildlife potential, as well as use for agricultural grazing land.

Land at Pont-Y-Meibion is an attractive block of multi-purpose land with both amenity and natural capital value. Natural capital value adds non-timber activities such as carbon sequestration and biodiversity net gain potential opportunities which Land at Pont-Y-Meibion offers to cater for the increasing demand.

DESCRIPTION

The 48.66 acre (19.69 ha) block of land is of varying gradients. Being located in the Ceiriog valley owing to the nature of the views from this block of land. There is an access point to the South of the land which allows for 4x4 vehicles to travel on some parts of the land. The track has been kept in good order allowing vehicular access with ease. The right of way has been well walked, allowing for clear definition of the route. The River Ceiriog runs to the West of the land in the below valley.

BOUNDARIES

The boundary of the land has a mixture of trees, and hedging.

MINERAL RIGHTS

Included within the sale.

SPORTING RIGHTS

Included within the sale.

PUBLIC RIGHTS OF WAY

There is one public footpath running over the land, which is well walked.

LOCATION

The land is situated 1.5 miles from Glyn Ceiriog, 8 miles from Chirk, 10 miles from Oswestry and 20 miles from Wrexham. All distances are approximate.



WAYLEAVES, RIGHTS & EASEMENTS

The land is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The land is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to contract.

VIEWING

Viewing must be undertaken on foot in daylight hours prior to arrangements with Roger Parry and Partners. A set of particulars must be carried at all times when conducting the viewing. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Land at Pont-Y-Meibion, Tregeririog, Llangollen, LL20 7HS is offered for sale by Private Treaty. Prospective purchasers should register their interest with selling agents to whom offers should be submitted.

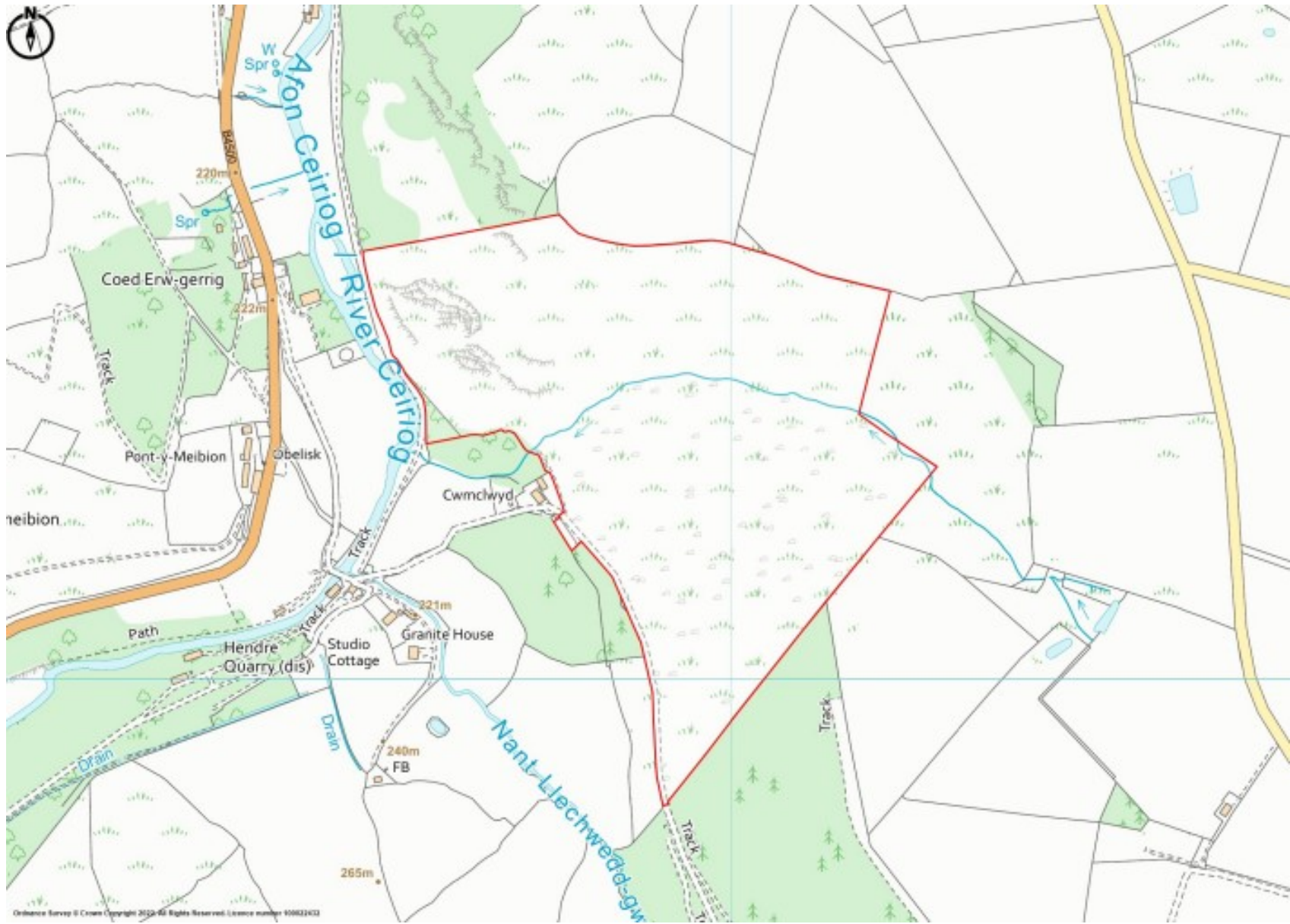
OFFERS

Offers are invited in the region of £250,000



OS Grid Ref: SJ 198353

Lat/Long: 319883,335344



Directions:

What 3 words

durations.prom.material

Viewing arrangements

Viewing of the property is strictly by appointment only.
All viewings to be undertaken on foot only.

Please contact:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

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

oswestry@rogerparry.net

01691 655334

**Roger
Parry
& Partners**



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.