



BOWEN

PROPERTY SINCE 1862

Guide Price £350,000



42.40 acres (17.16 ha)

42.40 acres of land adjoining Pen-Y-Bryn,
Glyn Ceiriog, Llangollen, LL20 7HW

42.40 acres of land adjoining Pen-Y-Bryn, Glyn Ceiriog, Llangollen, LL20 7HW



General Remarks

An excellent opportunity to purchase 42.40 acres (17.16 ha) or thereabouts of agricultural land situated to the north of the village of Glyn Ceiriog.

Land: This sale offers a rare opportunity to purchase a ring fenced block of accommodation land extending to approximately 42.4 acres (17.17 ha) in the Ceiriog Valley, an area renowned for stock rearing. The land is currently laid to grass but has the potential to grow a host of arable crops with the majority of the land accessible by modern farming machinery. The block itself is contained within stockproof fencing, with the ability to be split further along existing hedgerows. There is a small block of Woodland adjacent to the Southern boundary.

Location: The land is situated to the North of the picturesque village of Glyn Ceiriog. The village 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) is also within easy reach.

Access: The land has excellent road frontage with access via a number of field gateways leading directly onto the council maintained highway.

Basic Payment Scheme: 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. It is noted that a public footpath runs along the Eastern boundary.

Additional Land: An additional 61.85 acres (25.03 ha) of land is available to purchase by separate negotiation. It can be identified on the enclosed land identification plan, outlined in Red. For further details, please contact the selling agent.

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.

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.



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

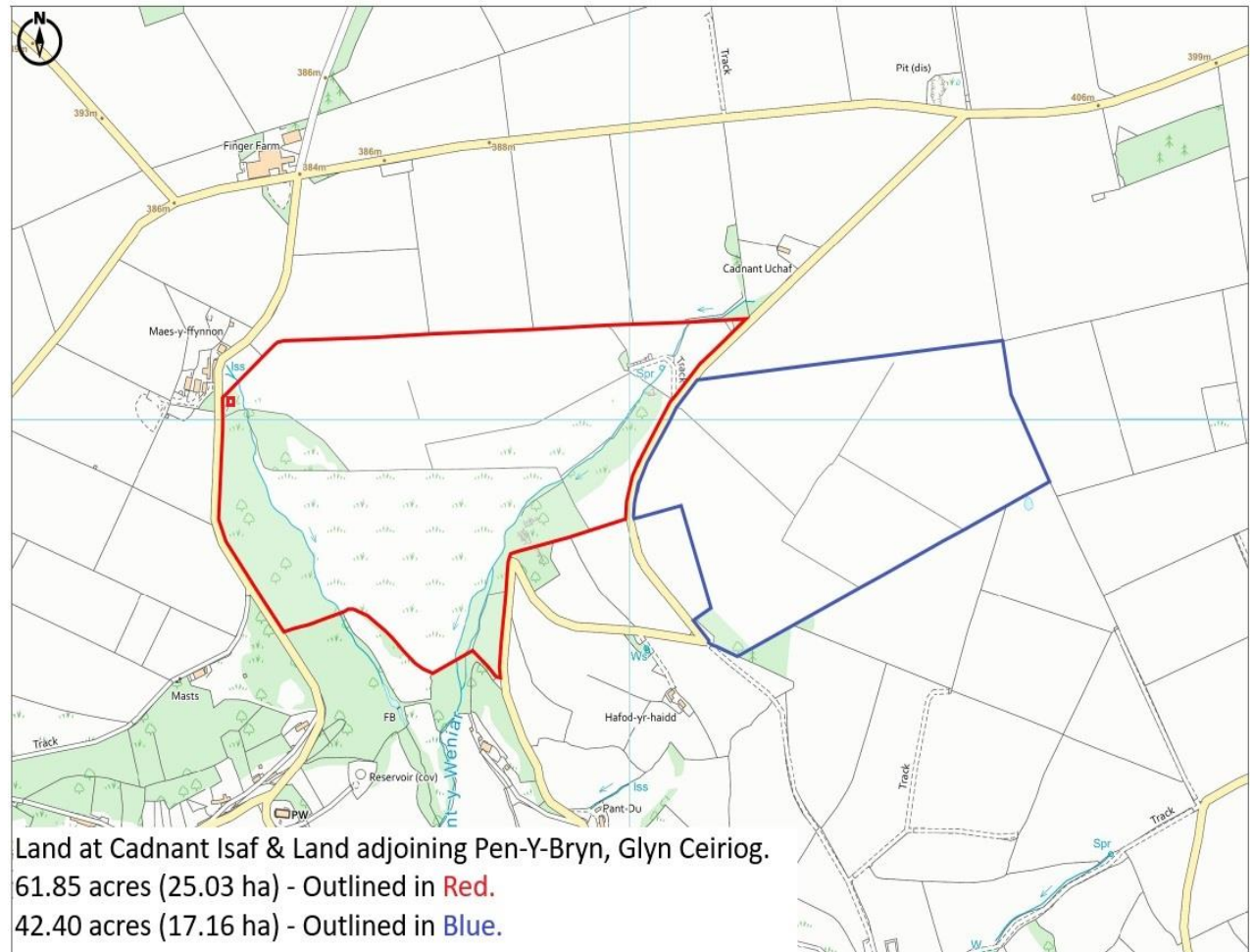
Viewings: The land may be viewed at any reasonable time during daylight hours as long as accompanied by a set of these sales particulars. Neither Sellers or Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted.

What three words location: Field access gateway -
<https://what3words.com/motivates.senses.hesitate>

Central point in land parcel -
<https://what3words.com/kinder.alas.dimension>

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



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.