BOWEN

PROPERTY SINCE 1862



Auction Guide Price £50,000 - £100,000

Land

4.40 acres of Land off, Dinbren Road, Llangollen, LL20 8EB

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General Remarks

For sale by Public Auction at 2.00pm on 10th December 2026 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN. A rare opportunity to purchase a block of land extending to 4.40 acres (1.78 ha) or thereabouts in a picturesque rural setting with views towards Castell Dinas Bran, yet conveniently located close to the popular town of Llangollen. The land is currently laid to grass and is bordered by natural streams and woodland and is enclosed by mature hedgerows and stock proof fencing, with direct access onto a council maintained highway.

Location: The land is situated just over a mile from the historic border town of Llangollen, in the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. The land has spectacular views towards Castell Dinas Bran and the surrounding Dee Valley & Berwyn Mountains. Llangollen itself is internationally renowned for its Eisteddfod and has a wide range of day-to-day facilities, good schools, health centre and a wide range of shops and other amenities. The town is also well situated on the A5 trunk road providing direct links to Chester, Wrexham, Oswestry and Shrewsbury. Mainline train stations can be found at nearby Ruabon and Chirk.



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35 Bailey Street Oswestry Shropshire SY11 1PX

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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 expressively 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.

Land: The field itself extends to approximately 4.4 acres and is currently laid to pasture and is bordered by streams (one of which is currently dry following the extremely dry summer) and woodland. The land benefits from direct road frontage onto a council maintained highway and is enclosed by mature hedgerows and stock proof fencing.

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

Basic Payment Scheme: 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.

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.

Local Authority: Denbighshire County Council, P O Box 62, Ruthin, LL15 9AZ. Tel: 01824 706000

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.

What3Words: Field access gateway: finishers.immune.familiar

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,600 incl. VAT. For further details of fees payable please consult the legal pack.

Method of Sale: The land will be offered for sale by public auction at The Lion Quays Hotel, Weston Rhyn, Oswestry, Shropshire, SY11 3EN on Thursday 10th December 2026 commencing at 2.00pm

Solicitor: Nexa Law, Unit 14a Maes Y Clawdd, Maesbury Road Industrial Estate, Oswestry SY10 8NN. Tel: 01691 655060. Contact: Michael Keeling.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

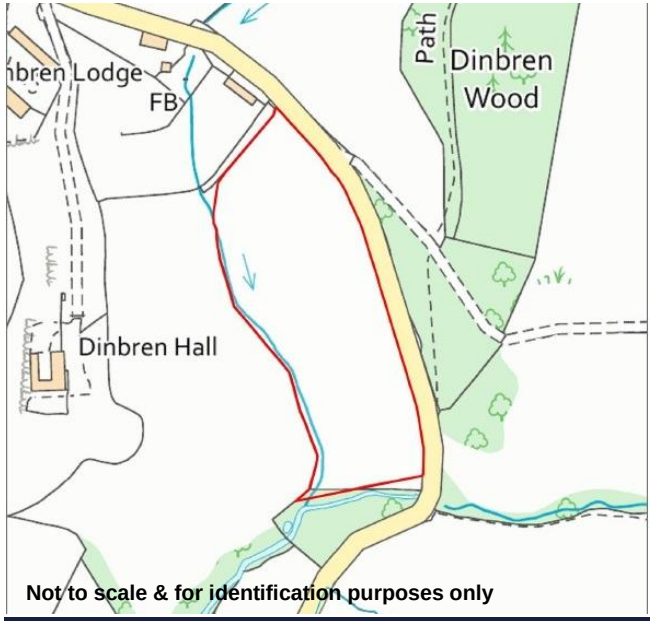






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Get the most out of your property

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.

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