



Roger
Parry
& Partners

Lot 3- Land At Stryt-Yr-Hwch, Sontley,
Wrexham, LL13 0YA



**Lot 3- Land At Stryt-Yr-Hwch, Sontley, Wrexham, LL13 0YA
Offers In The Region Of £30,000**

To include 1.38 acres (0.55ha) of permanent pasture, currently used for equestrian . Due to the flat nature of the land, the land is suited well in a grazing rotation. The boundary of the field bordering the highway is marked by a mature hedgerow, with post and wire fencing. A new high hedgerow is to be planted and stock proof fencing to be erected within 12 months of completion.

To include 1.427 acres (0.57 hectares) of permanent pasture, currently used for equestrian . Due to the flat nature of the land, the land is suited well in a grazing rotation. The boundary of the field bordering the highway is marked by a mature hedgerow, with post and wire fencing. A new high hedgerow is to be planted and stock proof fencing to be erected within 12 months of completion.

Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority: Wrexham County Borough Council

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Proceed east on the B5426 towards Eyton for approximately 2 miles, then turn left at cross roads and follow the road for approximately 1 mile. The land is located on the right just after Stryt-Yr-Hwch Farm.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,

SY11 2NU

oswestry@rogerparry.net

01691 655334



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.