

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £50,000

0.92 Acres (0.39 ha) Land

Adjacent to Rutters Farmhouse, Erbistock, Wrexham
LL13 0DL

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General Remarks

An opportunity to purchase a parcel of land extending to 0.92 acres (0.37ha) or thereabouts with roadside access. The land is currently laid to permanent pasture and would suit a range of agricultural; equine or amenity uses subject to obtaining any necessary planning consents. The land is enclosed by mature hedges with good road frontage.

Location: The land is situated in the favourable semi-rural village of Erbistock in a splendid tranquil setting within close proximity of the River Dee and close to the facilities at the 17th Century Boat Inn. The popular village of Overton-on-Dee is approximately 2.5 miles. Access to main routes include A528 (to Ellesmere) and A539 (to Whitchurch).

Within easy reach of the historic picturesque town of Llangollen situated on the banks of the River Dee and renowned for the International Eisteddfod. The A5/483 bypass provides links north to the cities of Wrexham and Chester and south to Shrewsbury/Welshpool and the motorway network beyond.

The Land: Versatile block of land with good roadside access. The land is down to grass but lends itself to both pasture and arable uses along with the potential for a range of amenity uses subject to obtaining any necessary planning consents.

Easements, Wayleaves & 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 brochure or not.

Plans: All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated. Dimensions and site areas have been calculated using Promap.

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.

Town and Country Planning Act: The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

Tenure: We understand that the land is freehold subject to Vacant Possession upon completion.

Services: We understand services may be available along the roadside.

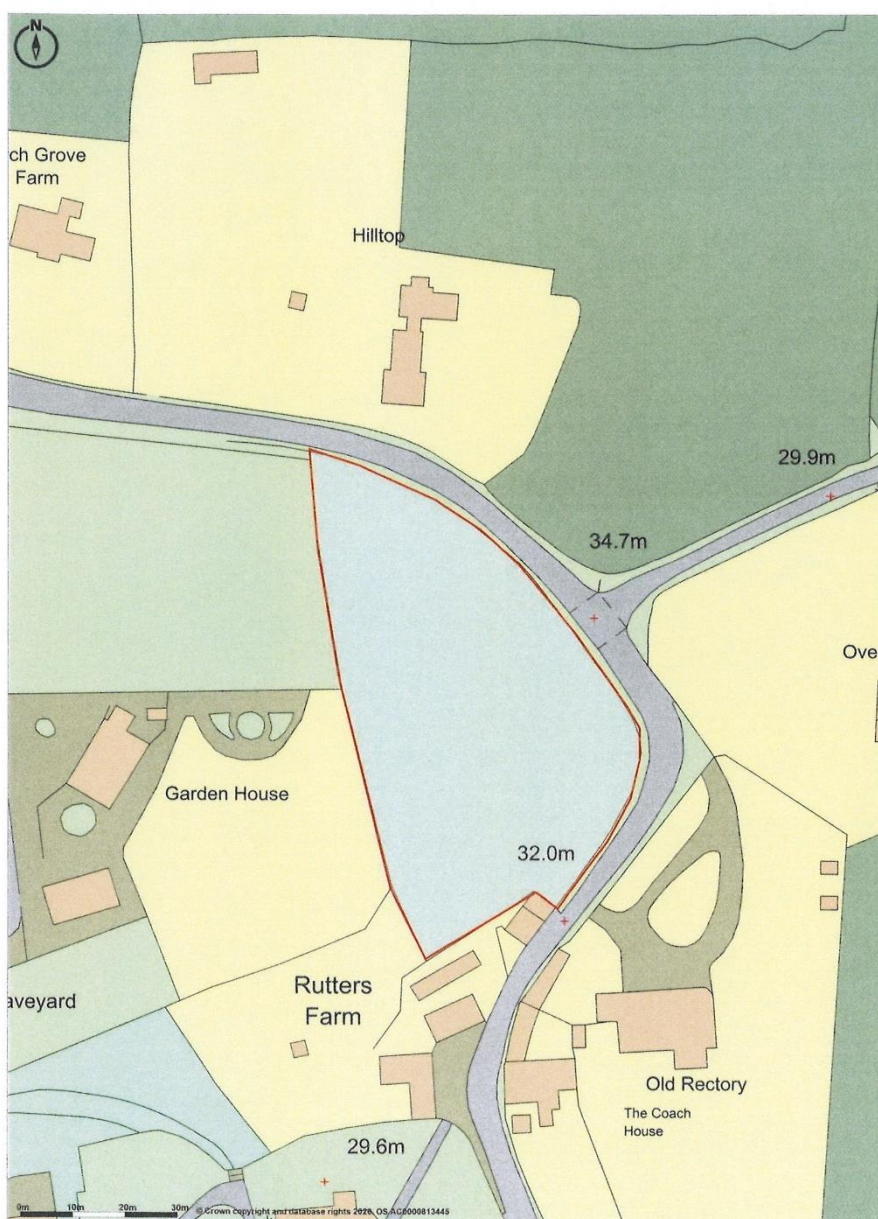
Viewing and Further Information: The land may be viewed at any reasonable time during daylight hours as long as accompanied by a sale brochure. Neither the Sellers nor Agent take any responsibility for any injuries, damages etc which may occur during the viewing.

Any person found to be causing damage will be prosecuted. For further information please contact the Ellesmere office on (01691) 622534

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

Directions: Travelling south from Wrexham take the A483 exiting at Ruabon and taking the A539 signposted to Overton-On-Dee continue along the A539 turning right sign posted to The Boat. Continue along this lane following directions for The Boat after a short distance the paddock will be identified on the right-hand side by the agents for sale board.

What3Words///stone.plot.bombshell:



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



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