



# For Sale by Private Treaty

## Land at Kingsmill, Bryn Y Grog Hill, Wrexham, LL13 0NS

### SUMMARY

An attractive parcel of amenity land extending to approximately 2.38 acres, situated on the outskirts of Wrexham, with direct access from Bryn Y Grog Hill. In recent years, the land has been managed with a strong emphasis on biodiversity and environmental enhancement, creating a valuable habitat that supports local wildlife and encourages biodiversity.

The land offers an excellent opportunity for purchasers seeking amenity land with established environmental credentials and further potential for ecological enhancement. It is likely to appeal to conservation-minded buyers, those interested in habitat creation and environmental stewardship, as well as those seeking an attractive parcel of amenity land with convenient access to Wrexham.

The land will appeal to a wide range of prospective purchasers, including those seeking land for conservation and amenity purposes, as well as buyers looking for a long term investment opportunity.

### DIRECTIONS

From Wrexham town centre, proceed south on the A525 (Ruthin Road). At the roundabout, take the exit onto Bryn Y Grog Hill and continue for approximately 0.4 miles. The land will be found on the left-hand side, identified with a Rostons For Sale board.

The property can also be located using the What3Words reference: **///sheets.bulldozer.cyclones**

### VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

Guide Price: Offers in the region of £25,000

## OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 25% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is implemented.

## SERVICES

None. The land borders the River Clywedog.

## BOUNDARIES

The purchaser is responsible for maintaining the boundaries.

## ACCESS

The land is currently accessed via a pedestrian gate off Bryn Y Grog Hill. There is also a public footpath crossing the land.

## TENURE & TITLE

The land is offered for sale freehold with vacant possession upon completion.

## SELLING AGENTS

Sarah Gerrard  
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## VENDORS SOLICITORS

TBC

## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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