

FOR SALE

Approx. 2.62 Acres to the south of The Oaks Lightwood Green, Overton, Wrexham, LL13 0HT



FOR SALE

AUCTION GUIDE PRICE: £20,000 - £25,000

Approx. 2.62 Acres to the south of The Oaks Lightwood Green, Overton, Wrexham, LL13 0HT

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 622602

Overton-On-Dee (1 miles), Penley (2 miles), Ellesmere (5 miles), Wrexham (9 miles)

All distances approximate.

- **Amenity Land**
- **Extending to approx. 2.62ac**
- **Recently Cleared**
- **Versatile**
- **Located off Council Maintained Road**
- **Rural Location**

DESCRIPTION
Halls are delighted to offer approximately 2.62ac of amenity land to the south of The Oaks in Lightwood Green for sale by Public Auction

The land is conveniently accessed off a quiet, council-maintained country lane immediately beyond the A539 between the villages of Penley and Overton-On-Dee. Extending to around 2.62ac, the land has recently been cleared and now offers excellent potential for a variety of onward usages, be that equestrian, agricultural, or potential industrial (STPP).

The land is usefully contained within one parcel and undulates gently, sloping gently from north to south.

SITUATION
The land occupies a pleasant position within the rural hamlet of Lightwood Green, which nestles against a backdrop of the rolling landscape of the England/Wales border and broadly equidistant between the villages of Penley and Overton-On-Dee which, between them, provide a range of day-to-day amenities, including Schools, Medical Facilities, Public Houses, and a range of independent Stores.

The nearby lakeland town of Ellesmere provides a wider range of amenities, with the county centres of Wrexham and Shrewsbury both accessible by car in around 30 minutes or under.

DIRECTIONS
Leave Ellesmere via the A528 in the direction of Overton-On-Dee, turning right after around 2.5 miles onto Redhall Lane. At the conclusion of Redhall Lane, turn left and continue for a further 0.8 miles where a left hand turn leads onto a country lane where, shortly after, the entrance to the land is positioned on the right.

W3W
///waitress.templates.atom

THE LAND
Extending to around 2.62 acres, or thereabouts, the land will be of particular interest to those looking for a conveniently sized parcel of amenity land to further their equestrian or agricultural interests, or simply to expand their current holding.

The land has recently been cleared is now ready for immediate occupation following completion, with opportunities offered for the grazing of a variety of livestock, including horses.

The land undulates gently from the gateway and slopes towards the south.

SERVICES
We are advised that no mains services are connected to the land.

TENURE & POSSESSION
The land is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY
Wrexham Council

METHOD OF SALE
The land will be offered for sale by Public Auction on Friday 25th September 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BUYER'S PREMIUM
In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

CONTRACT PACK & SPECIAL CONDITIONS
The land will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or via the vendor's solicitor, Lauren Blackford of GHP solicitors, Berwyn St, Llangollen LL20 8ND, prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

GUIDE PRICE & RESERVE
Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BIDDING ON BEHALF OF ANOTHER PARTY
Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

AML
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

