

BOWEN

PROPERTY SINCE 1862

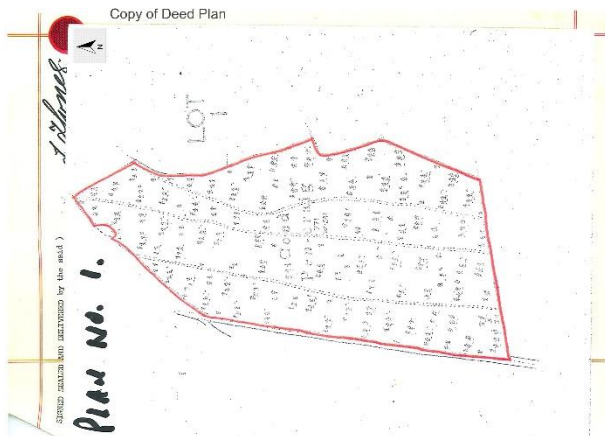
Auction Guide Price £30,000 - £50,000



Land

Pencraig Woodland, Pontfadog,
Llangollen LL20 7AU

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For sale by Public Auction on the 18th June 2026 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

An area of mixed deciduous woodland situated just above the the village of Pontfadog in the picturesque Ceiriog Valley. The portion extends to approximately 8.247 hectares (approximately 20.38 acres) and is broadly rectangular in shape having demarked boundaries of stone walling and fencing.

General Remarks: The property is situated on the hillside above the village of Pontfadog in the picturesque Ceiriog Valley approximately 4.2 miles away from Chirk and approximately 2.6 miles away from Glyn Ceiriog. The property has frontage to the highway along the southern boundary. The portion extends to an area of approximately 8.247 hectares, approximately 20.38 acres (source ProMap Ordnance Survey) and is broadly rectangular in shape having demarked boundaries of stone walling and fencing. The attached plan has been lifted from the ProMap Ordnance Survey in order to reach the calculation of acreage. A copy of the original Title Plan is also attached.

Viewing: The portion is open to view, although the Agents would respectfully request that the parties do not view in groups nor obstruct the highway, nor become a nuisance to adjoining occupiers. Parties should view without children or pets in the interests of health and safety.

Method of Sale: The property will be offered for sale by public auction on Thursday the 18th June 2026 at the Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN commencing at 2.00 pm. An auction legal pack will be available from the Agents approximately two weeks prior to the sale.

Buyer's Premium: Please note that the purchaser will be responsible for paying a buyer's premium in addition to the purchase price, set at £3,600 inclusive of VAT. For further details on fees payable, please consult the legal pack.

Solicitor: Barry Ashton, Solicitor, 21 Bridge Street, Llangollen, LL20 8PF. Tel: 01978 861140.

Directions: For satellite navigation use the post code LL20 7AU. The property location can be found using National Grid Reference (NGR) SJ234377. From Chirk: Leave Chirk on the B4500 in the direction of Glyn Ceiriog, passing along the Ceiriog Valley floor road to the village of Pontfadog. Once in the village centre (at The Swan Inn and Pontfadog Post Office & General Store) take the left-hand turning passing a car park on your left and then bearing left thereafter across the stone bridge. Take the next turning to the right (sharp bend) continuing past a row of houses on the left to the next junction. Each of the up roads to the left or right of this junction give access to the property - see attached location plan. For ease of parking, bear to the left and park off the highway at a section that has been quarried (this quarried section does not belong to the property).

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.