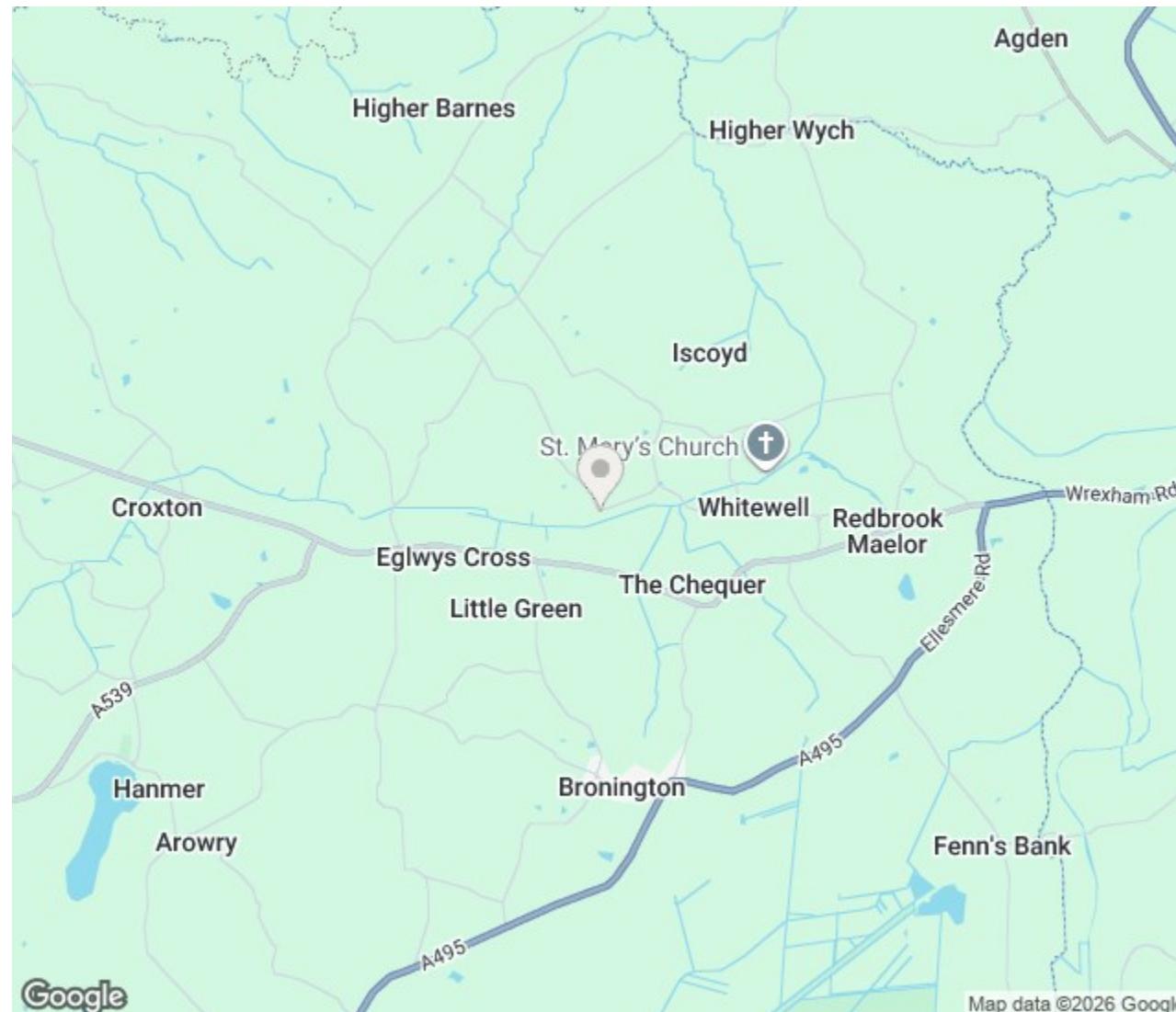


The Bottom Meadow Nr Meadow View, Tybroughton, Whitchurch, SY13 3BQ



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.



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsqb.com

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For Sale by Public
Auction

Auction Guide Price £25,000 to £30,000

The Bottom Meadow Nr Meadow View, Tybroughton,
Whitchurch, SY13 3BQ

* Guide Price* £25,000 - £30,000. This parcel of land is being sold by auction on the 27th February 2026. It is an excellent opportunity to acquire a parcel of land in Ty Broughton measuring approximately 2.7 acres. The land is ideal for grazing animals and has direct road access. There are mature hedges to three sides and the fourth side is the Iscoyd Brook.





- **Land For Sale by Auction**
- **2.7 Acres of Amenity Land**
- **Direct Access to the Lane**
- **Auction 27th February 2026**

Location

Ty Broughton is a rural hamlet just under 5 miles from Whitchurch. Due to the quiet nature of the roads and lanes it is ideal for hacking, walking and cycling.

The village of Malpas is 4 miles away where there are local services and the main Wrexham road is about 1.5 miles from the property. There is an excellent junior school in Bronington 3 miles and other junior schools in Whitchurch, Malpas and Penley. Further afield are both private and comprehensive schools including Ellesmere College, Queen & Kings in Chester.

Tushingham Equestrian Arena is only a short distance away offering dressage and show jumping events for all levels.

Whitchurch offers excellent local shopping, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Wrexham, Chester and Shrewsbury. Whitchurch also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

Brief Description

Halls are delighted to be selling this parcel of amenity land at Tybroughton by public auction on the 27th February at our Battlefield Sales Room.

The land measures approximately 2.7 acres of permanent grassland with access to the lane. The land has been used in the past for grazing and has mature hedge boundaries and borders the Iscoyd Brook. We understand that there are no services to the land, however interested parties are advised to verify all information regarding services for themselves.

Directions & What 3 Words

From Whitchurch drive out on the Wrexham Road for about 1.5 miles and turn right at Rebrook Maelor onto Whitewell Road. Follow this for about 1.5 miles and the land is located on the left hand side.

What 3 Words: badge.puns.celebrate

ANTI-MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged 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/amlrequirements. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1725 301225



Local Authority - Wrexham

Wrexham Council, Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Method of Sale

The Bottom Meadow will be offered for sale by Public Auction on Friday 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 3 pm. 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.

Contract & Special Conditions of Sale (Legal Pack)

The property 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 the Solicitors Anna Russell at Manby Bowdler in Shrewsbury 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.

Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the will be responsible

for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).