

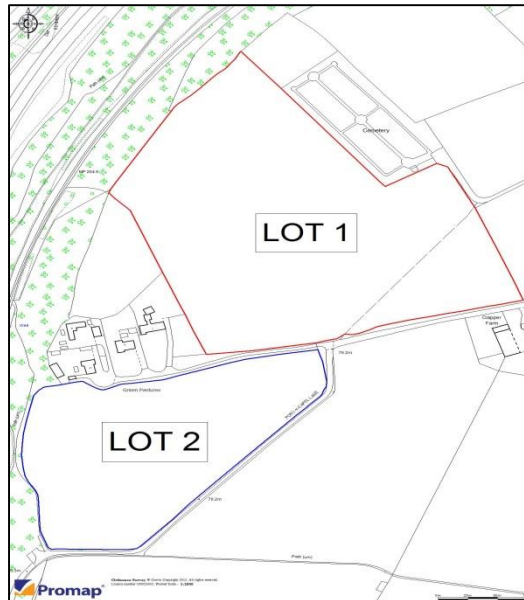


JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors ■ Auctioneers ■ Land & Estate Agents

For Sale by Public Auction



LOT 1

LOT 2



**TWO LOTS OF LAND KNOWN AS RECTORY FIELDS SITUATED OFF PONT Y CAPEL LANE, GRESFORD, WREXHAM, LL12 8RS
TO BE OFFERED FOR SALE BY PUBLIC AUCTION
(subject to conditions and unless acceptable offers are received in the meantime)
AT THE HOLT LODGE HOTEL, WREXHAM ROAD, WREXHAM, LL13 9SW
ON WEDNESDAY 9TH SEPTEMBER 2015 AT 7PM**

**LOT 1 – 15.49 ACRES OR THEREABOUTS
LOT 2 – 8.19 ACRES OR THEREABOUTS**

VENDORS' SOLICITORS:

**Morgan La Roche, c/o Mr Kevin Thomas, Bay House, Tawe Business Village, Swansea Enterprise Park, Swansea, West Glamorgan, SA7 9LA
Tel: 01792 776740**

Regulated by RICS



Agents' Remarks

A rare opportunity to purchase 23.68 acres or thereabouts of land in the village of Gresford, which is being offered for sale by public auction in two convenient lots. Lot 1 extends to 15.49 acres or thereabouts and Lot 2 extends to 8.19 acres or thereabouts.

Both lots are of excellent quality and currently down to maize by the existing tenants, whose occupation of all of the land will expire on 1st October 2016, having been served with a Section 6 Notice to Quit by us on behalf of the vendors on 27th July 2015.

Location

The two lots are more or less located 4 miles from the town of Wrexham, 11½ miles from the city of Chester and 14½ miles from the town of Llangollen.

Directions

After passing The Plough Inn in Gresford, coming from the direction of the village of Marford along the B5445 Chester Road, travel for ⅓ of a mile or so before taking a right hand turn onto the road signposted Hope B5373, better known as Clappers Lane. Travel along Clappers Lane for 0.1 of a mile or thereabouts before taking a left hand turn onto Pont y Capel Lane. The access to Lot 1 will be found within about 200 metres on the right with the access to Lot 2, also on the right, within about 400 metres of the junction off Clappers Lane.

Tenure

Both lots are subject to a Farm Business Tenancy agreement, which commenced on 1st April 2011 and will expire on 1st October 2016. The current annual rent is £3,000 and a copy of the Farm Business Tenancy agreement is available to view upon request. Vacant possession will naturally occur on 2nd October 2016 unless the tenants will be prepared to surrender the remainder of the term of the Farm Business Tenancy agreement.

Basic Payment Scheme

We believe that both lots are registered with the Welsh Government and assume that the current tenants have applied for an allocation of Basic Payment Scheme entitlements in May of this year. There will be no onus upon the current tenants to transfer the Basic Payment Scheme entitlements that should be allocated to them in December of this year to the successful purchasers of each lot at the end of their Farm Business Tenancy agreement.

Development and Planning Overage

Both lots will be subject to a Development and Planning Overage of 40% over 30 years from the completion date. In the event that planning permission will be granted in the next 30 years for any form of residential and/or commercial development, the vendors will be entitled to a 40% proportion of the increase in market value.

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

Both lots are sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other

MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

pipes, whether referred to in these particulars of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or us to specify them.

Method of Sale

Both lots will be offered for sale by public auction at The Holt Lodge Hotel, Wrexham Road, Wrexham, LL13 9SW on Wednesday 9th September 2015 at 7pm. This is subject to conditions and unless acceptable offers will be received in the meantime.

Proof of Identity

In order to conform to Money Laundering Regulations, we would ask prospective purchasers to provide proof of identity at the public auction. Please bring a passport or UK driving licence together with a public utility bill, bank statement or local authority tax bill.

Contracts and Conditions of Sale

The Contracts and Conditions of Sale will be available for inspection at our Menai Bridge and Wrexham offices as well as Morgan La Roche's office for the ten working days prior to the public auction. They will also be available in the saleroom prior to the public auction commencing, but they will not be read out at that time. Any queries or questions regarding the contents of the Contracts and other documentation must be raised with the vendors' Solicitors or us prior to the sale day, and in any event, no later than 2:00pm on the day of the sale. No questions will be permitted during the course of the public auction.

Viewing

No appointment is necessary to view the land, by foot only. We nor the vendors will be held liable for any injuries which may be sustained whilst viewing the land.

