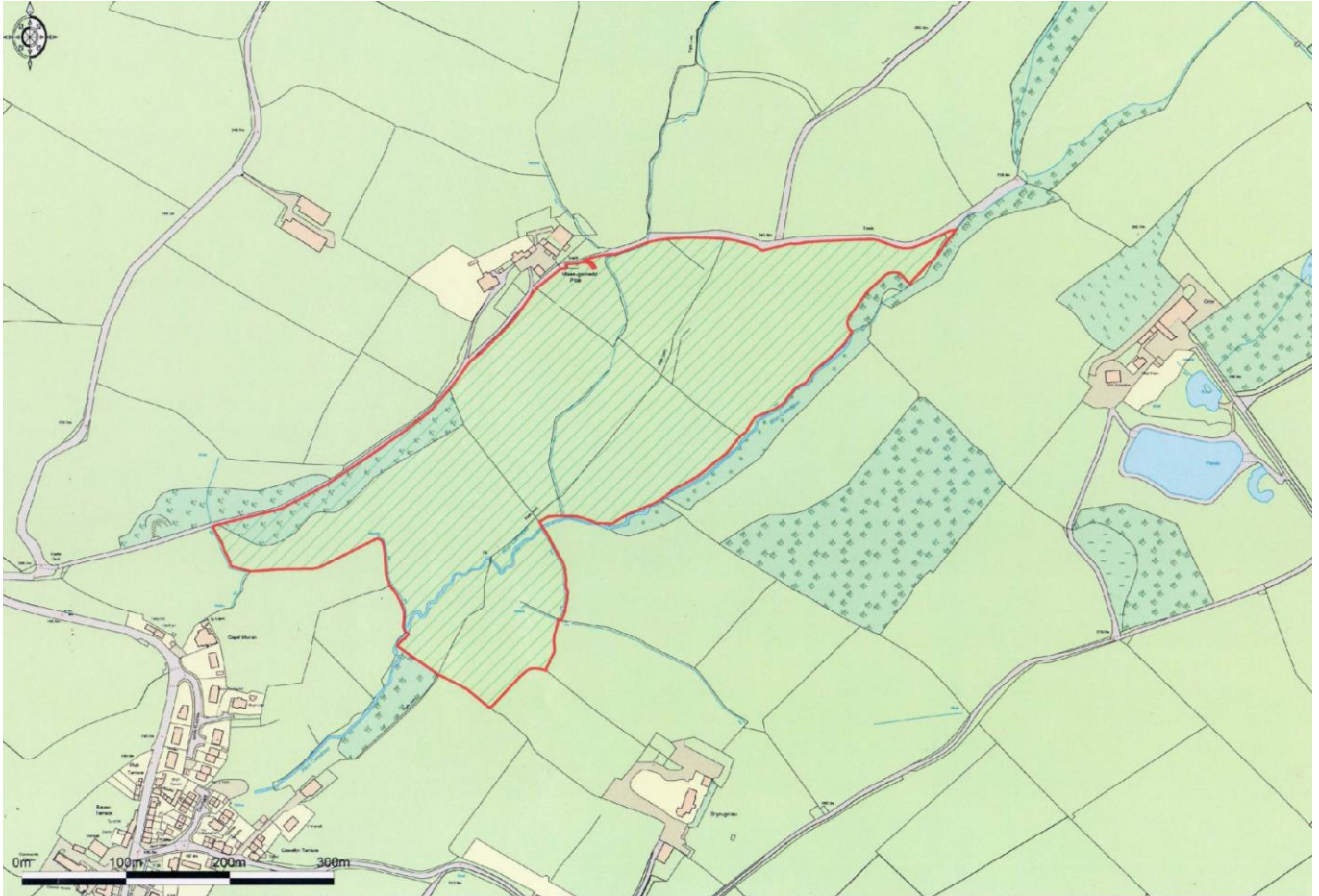


**ACCOMMODATION LAND FORMERLY OF MAES GAMEDD PLAS
GWYDELWERN, CORWEN, LL21 9ED**

For Sale by Public Auction



Location HOLT LODGE, Wrexham Road, Holt, LL13 9SW

Date **TUESDAY 3rd MAY 2016 @ 7pm prompt**

FOR SALE BY PUBLIC AUCTION

(Subject to Conditions and remaining unsold)

29.94 Acres (APPROX.)

Solicitors

Chris Scott, GHP Legal, The Old Bank, Berwyn Street, Llangollen,
Wrexham, LL20 8ND. T 01978 860 313

Further details by email request: wrexham@jonespeckover.com

Telephone number 01978 364 283

Regulated by RICS



Directions

Take the A494 Northwood through the village of Gwyddelwern and after leaving the village the farm drive way to this land will be located on the right hand side. A sale board should be in position at the end of this farm drive but please see the location plan and sale plan for further details.

Description

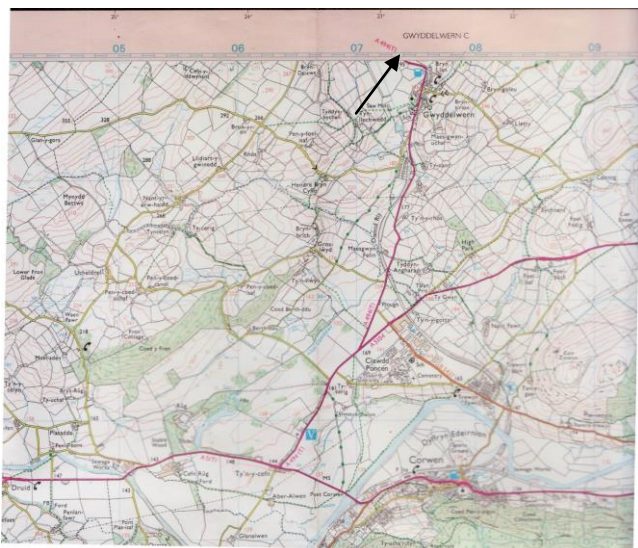
The land was formerly part of Maes Gamedd Plas and is contained within five main enclosures with one enclosure being divided by a stream (see schedule below). In all the land extends to 29.94 acres or thereabouts and is down to permanent pasture although there are a few areas of scrub and gorse bushes as will be evident on inspection. This land has always provided good grazing facilities for both cattle and sheep with the access off the farm track below Maes Gamedd Plas through a gateway leading to stock handling facilities.

It is unusual for land to become available for sale in this locality that combines good grazing facilities with shelter if required.

The land is to be sold in one Lot and should be of interest to local land owners, farmers and conservationists or individuals interested in the keeping of livestock generally. The land is highly recommended to be viewed and further details are available from the Auctioneers.

Tenure

It is understood that the land is freehold and vacant possession will be given upon completion. Prospective purchasers are advised to seek legal advice prior to purchasing any property/land.



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



WREXHAM OFFICE: 33 High Street, Wrexham LL13 8LD
T01978 364 283 E wrexham@jonespeckover.com

Jones Peckover are agents for AMC
Contact John Brereton on 07710 900 767



Services

We understand that the land has benefit of a natural water supply.

Local Authority

Denbighshire County Council
Wynnstay Road, Ruthin, LL15 1YN
Telephone – 01824 706 101

Rights of Way, Wayleaves & Easement

The property is sold subject to all existing easements, wayleaves and public rights of way where specified or not.

Town & Country Planning

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, which may be or may come to be in force and also subject to any Statutory provision or bye-law without obligation on the part of the vendor to specify them.

Sale Plan

The sale plan is based upon the Ordnance Survey Plan with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundaries on site and the Ordnance Survey sheet plan.

Contracts & Sale Conditions

A copy of the contract and conditions of sale will be available for inspection 14 days prior to the sale at the offices of the auctioneers. They will NOT BE READ OUT at the sale and prospective purchasers will be deemed to be in full knowledge of their contents.

Sporting Rights

Any sporting rights enjoyed over the land are included in the sale.

Single Farm Payment

For the avoidance of doubt there are no BPS or other entitlement payments included in the sale of this land. The land will be available for the inclusion within the purchaser's claim forms for 2016 if required.

Viewing

By prior appointment through the sole agents Jones Peckover, Wrexham.