

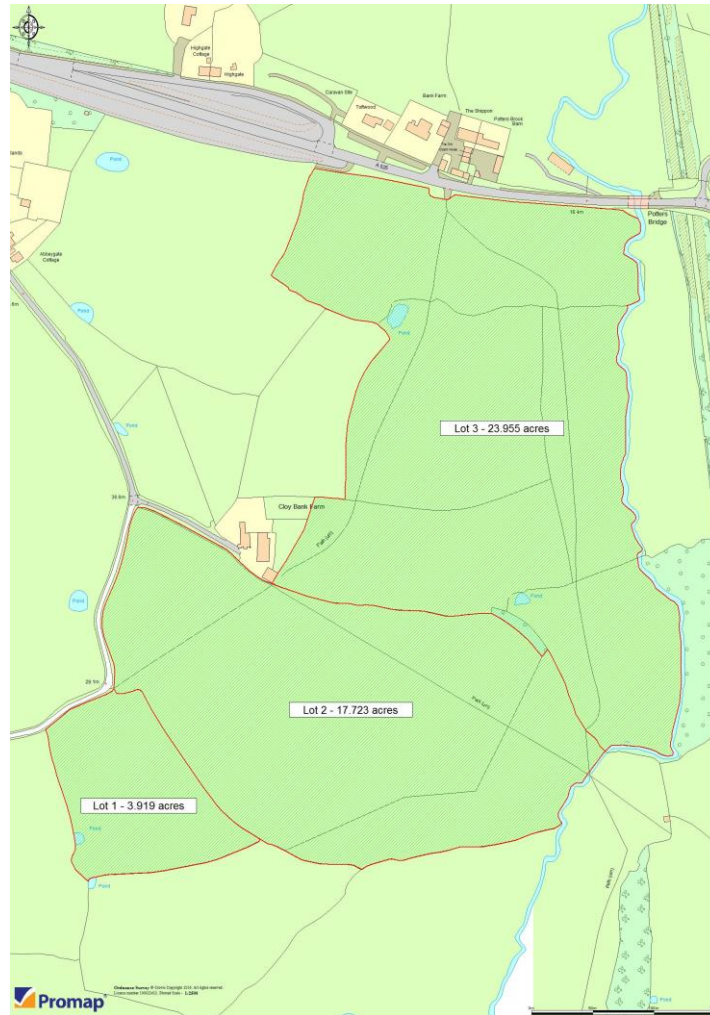


JONES PECKOVER

Property Professionals Since 1880

**ACCOMMODATION LAND FORMERLY OF BANK FARM
BANGOR ON DEE, NR WREXHAM, LL13 0BD**

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)

IN 3 LOTS

Lot 1 3.91 Acres (approx.)

Lot 2 17.72 Acres (approx.)

Lot 3 23.95 Acres (approx.)

Solicitors

David Spalding, Allington Hughes, 2 Vicars Lane, Chester, CH1 1QX
Telephone number 01244 312 166

Further details by email request: wrexham@jonespeckover.com

Telephone number 01978 364 283

Regulated by RICS



Directions

From the village of Bangor on Dee take the by road off the A525 South along Cloy Lane and the land will be located on the left hand side around Cloy Bank Farm. Lot 3 is South of and adjoining the A525 on the opposite side of the road to Bank Farm alongside the disused railway line. Sale boards will be posted on the road frontages to the land itself with Lot 1 & 2 fronting Cloy Lane and Lot 3 the A525.

Description

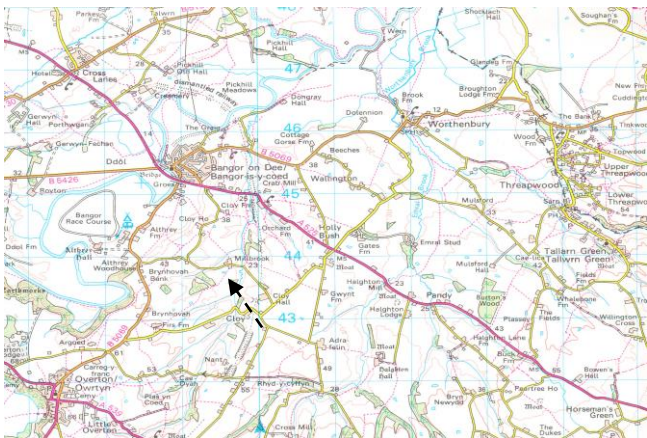
The land which is contained within the 3 Lots extends in total to 45.57 acres (approx.) with Lot 1 extending to 3.9 Acres (approx.), Lot 2 17.72 acres (approx.) and Lot 3 23.95 Acres (approx.). The land is highly regarded within the locality and will be found to be in good heart with good road frontages and well-kept hedges. The land is suitable for the grazing of livestock or cultivating for arable use. This sale of these 3 Lots provide an unusual opportunity of purchasing conveniently sized blocks of accommodation land in this locality and should be of interest to local land owner, farmers and conservationists or individuals interested in the keeping of horses/ponies. The land is highly recommended with each Lot having the benefit of a mains and private water supply. Please see the attached plan designating the various Lots.

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.

Services

We understand that all Lots have a mains water and



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 is to be taken to make any representation or warranty whatever in relation to this property.



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



private water supply.

Local Authority

Wrexham County Borough Council
Guildhall, Wrexham, LL11 1AY
Telephone 01978 292 000

Rights of Way Wayleaves and Easements

The property is sold subject to all existing easements, wayleaves and public rights of way whether 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. Copies will also be available to view at the Chester and Wrexham offices of Allington Hughes. 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 any of these 3 Lots of accommodation 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.