



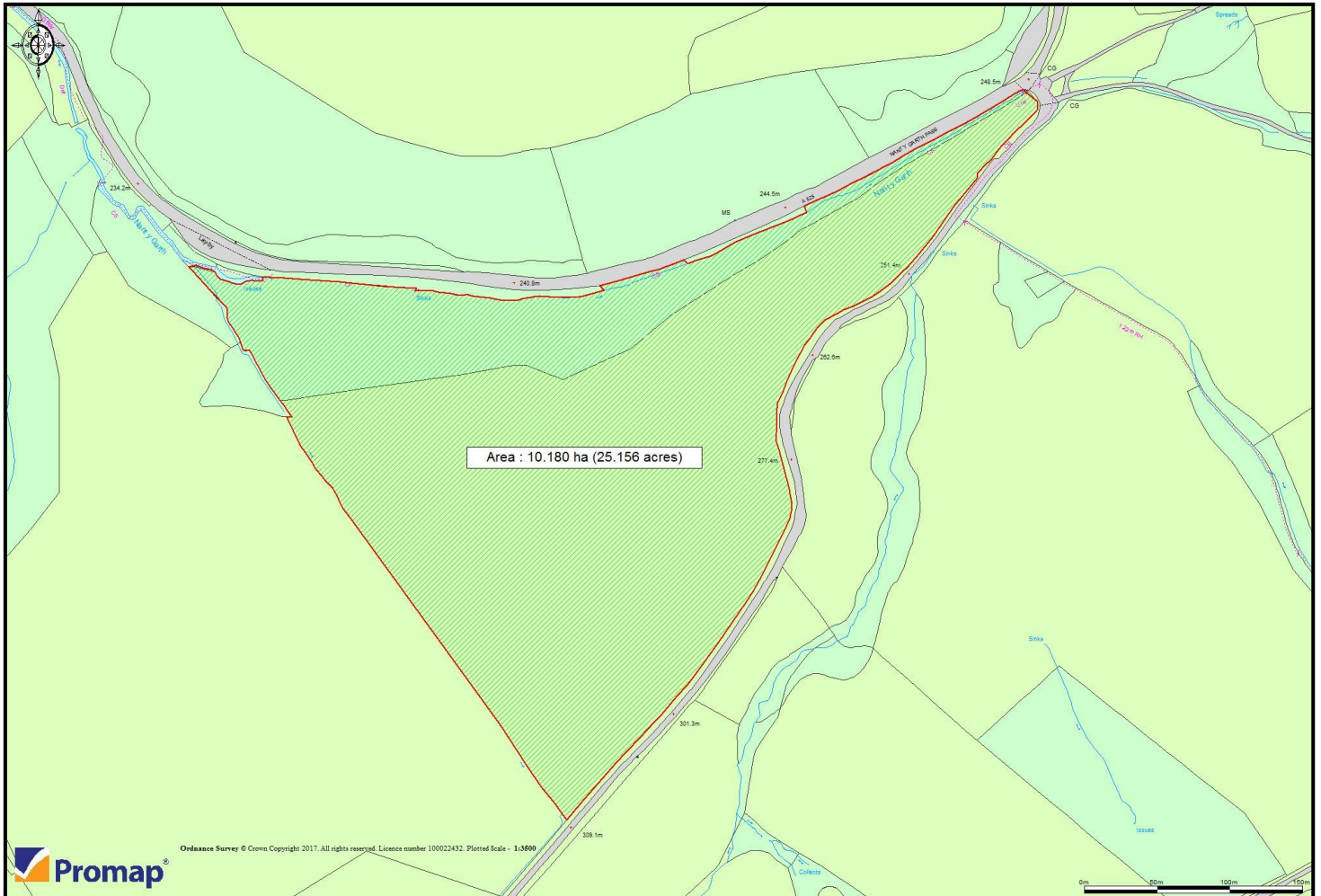
JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors ■ Auctioneers ■ Land & Estate Agents

ACCOMMODATION LAND AT TIR BRENIN, LLANDEGLA

For Sale by Public Auction



Location - The Holt Lodge Hotel, Wrexham Road, Holt, LL13 9SW

Date - Wednesday 4th October 2017 at 7pm

A rare opportunity to acquire an excellent parcel of permanent pasture land extending to about 25 Acres

For Sale by Public Auction

(Subject to conditions & unless previously sold)

At The Holt Lodge Hotel, Wrexham Road, Holt, LL13 9SW

On Wednesday 4th October 2017 @7pm

Solicitors

GHP Legal, 37-39 Willow Street, Oswestry, SY11 1AQ.

Tel: 01691 659 194



www.jonespeckover.co.uk

Directions

The land is situated on the A525 Wrexham-Ruthin road, about 7 miles South of Ruthin. From Ruthin continue past Llysfasi College into the Nant Y Garth Pass where the land is situated on the right by the junction signposted to Bryneglwys.

Description

An excellent parcel of accommodation land extending to about 25 acres, the majority of which is down permanent pasture and will be found to be in good heart. It has an excellent frontage onto the adopted highway and includes an area of about 6 acres of woodland fronting the A525 Nant Y Garth Pass, which has been felled and replanted.

Tenure

We are advised that the land is Freehold with vacant possession available on completion.

Environmental Schemes

As far as we are aware, the land is not registered under any Environmental Schemes.

Rights of Way, Wayleaves & 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 sale plan.

Particulars of Sale

The plan and particulars have been prepared for the convenience of prospective purchasers and whilst every care has been taken in their preparation their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law. The plan is strictly for identification purposes only.

Contract & Sale Conditions

A copy of the Contract and Conditions of Sale will be available for inspection during the 10 days prior to the sale. They will NOT BE READ OUT at the sale and prospective purchasers will be deemed to be in full knowledge of their contents.

Solicitors

Hywel Jones, GHP Legal, 37-39 Willow Street, Oswestry, SY11 1AQ. Tel: 01691 659 194

Viewing

By arrangements with the Auctioneers Wrexham office. Tel: 01978 364 283.
Email: Wrexham@jonespeckover.com



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.



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