FOR SALE – BY PRIVATE TREATY
AGRICULTURAL LAND

Land At Brymbo Road, Brymbo, Wrexham, LL11 5LU

FORGE PROPERTY CONSULTANTS



SUMMARY

An opportunity to purchase a plot of good quality agricultural land extending to 45.85 acres (18.56 hectares)

Available as a whole or in lots by negotiation

DESCRIPTION A plot of agricultural/equestrian land extending to 45.85 acres (18.56 hectares). The land is currently in grass which is grazed and mown.

	Acres	Hectares	Guide Price
Lot 1 - **SSTC**	15.15	6.13	**£10,500 /acre**
Lot 2	7.66	3.10	
Lot 3	6.66	2.69	
Lot 4	4.00	1.62	
Lot 5	12.20	4.94	





TENURE Freehold title is being sold, with the benefit of vacant possession upon completion.

BASIC PAYMENT SCHEME For avoidance of doubt, there are no Basic Payment Scheme entitlements included in the sale of this land.

PLANNING PERMISSION No planning has been obtained. The land will be sold subject to an uplift clause for non-agricultural development based on 20% for 20 years.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY The land is sold subject to the benefit of all wayleaves easements, rights of way, covenants and restrictions whether mentioned within these sales particulars or not.

BOUNDARIES, ROADS & FENCES The Purchaser will be taken to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries. They will however provide whatever assistance they can to ascertain the ownership of the same.

VIEWINGS All viewings must be arranged in advance with the selling agent using the details provided below.

ACCESS The land has roadside access off Brymbo Road.

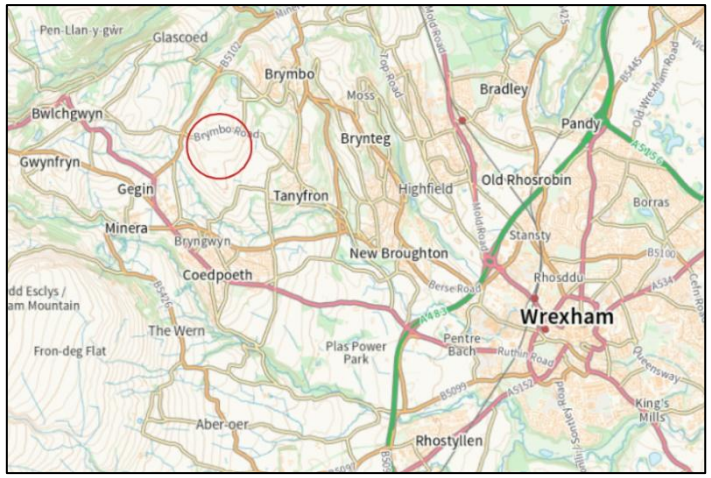
METHOD OF SALE Private Treaty.

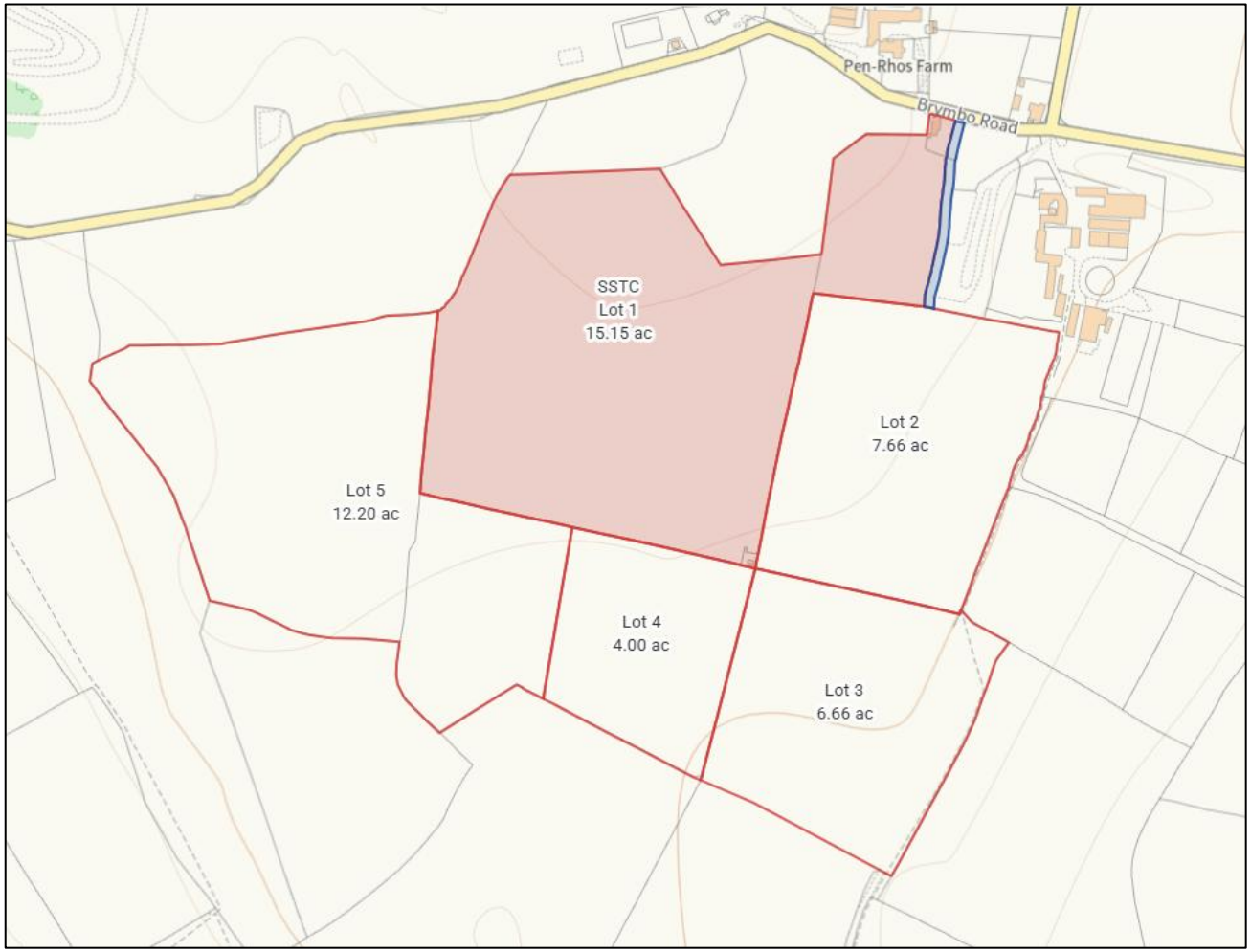
FORGE PROPERTY CONSULTANTS
Lane End, Tedsmore Lane, West Felton, Oswestry, Shropshire, SY11 4ER
Tel: 01691 610317 • Fax: 01691 610313 • Email: admin@forgeproperty.co.uk
www.forgeproperty.co.uk

Forge Property Consultants (FPC) and any joint agents for themselves and for the vendor or landlord of the property whose agents they are given notice that
a) These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract
b) No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property
c) Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ
d) It must not be assumed that the property has all the required planning permissions or building regulations consents

LOCATION The nearest postcode to the property is LL11 5LU, and the What3words location for the entrance to the land is ///narrowest.digit.providing.







FORGE
PROPERTY CONSULTANTS
Lane End, Tedsmore Lane, West Felton, Oswestry, Shropshire, SY11 4ER
Tel: 01691 610317 • Fax: 01691 610313 • Email: admin@forgeproperty.co.uk
www.forgeproperty.co.uk

Forge Property Consultants (FPC) and any joint agents for themselves and for the vendor or landlord of the property whose agents they are given notice that
a) These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract
b) No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property
c) Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ
d) It must not be assumed that the property has all the required planning permissions or building regulations consents