

# Town & Country

Estate & Letting Agents



**Land Topside of Maes Y Ffynnon Nantyr Road, Glyn Ceiriog, LL20 7BU**

**Offers In The Region Of £99,000**

Town and Country Oswestry offer this superb parcel of land located in an elevated position on the outskirts of Glyn Ceiriog. The land is well fenced and has gated road access. Extending to approximately 6.76 acres in total having a very useful open fronted agricultural building measuring 14.5 metres long by 5.89m deep. A great opportunity to purchase as land in such good quality as this rarely comes to the market. Glyn Ceiriog is a five minute drive away with Llangollen being a 10 - 15 minute drive away making it ideal for those looking for land to keep livestock and horses.



### Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left opposite the church onto the B4500 Castle Road, towards Glyn Ceiriog. Continue on this road for approximately 6 miles, passing through the villages of Pontfadog and Dolywern, until reaching Glyn Ceiriog. Upon entering the village proceed to the roundabout and turn right onto High Street. Proceed up High Street and follow the road onto Church Hill. Proceed up Church Hill for approximately 1 mile to the T junction. Turn left and follow the road towards Nantyr for approximately 1/2 a mile where the land will be found on the right hand side. The land can be identified by what three words pointer.ankle.loopholes

### Agents Note

“An overage clause will be included in the sale contract which will reserve to the vendor 35% of any increase in value due to the grant of any planning permission for development of the property for a period of 30 years from the date of sale”.

### Overview



The land has good gated access from the lane and is gently sloped and extends to approximately 6.76 acres in total. There are good hedge and fence boundaries and the land is well drained.

### Additional Photo



### Agricultural Building 47'6" x 19'3" (14.50m x 5.89m)



There is a purpose built open fronted agricultural building on the land with a concrete hardstanding to the front making it ideal for livestock.

### Additional Photo





## Additional Photo



## Location



Located at the top of the Ceiriog Valley there are stunning views from the land over the valley and mountains beyond.

## Aerial Photo



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure

We understand the land is freehold, although purchasers must make their own enquiries via their solicitor.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a

wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

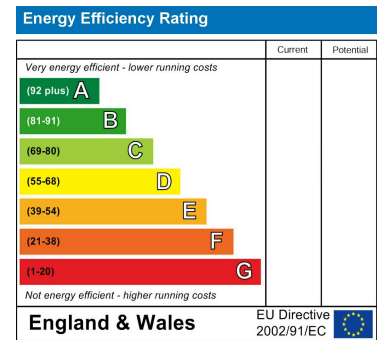
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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