

Town & Country

Estate & Letting Agents



Woodland Adjacent to Dolgoch , Porth-Y-Waen, SY10 8LN

Auction Guide £25,000

FOR SALE BY PUBLIC ONLINE AUCTION ON 26th March 2025, bidding starts at 5.30pm. Auction guide £25,000 - £40,000. A great prospect for investors and those looking for something very special. A parcel of Woodland extending to approximately 1.5 acres on the outskirts of Llynclys with good access and being easily accessible to good road networks and the local towns. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000) buyers premium and contracts are exchanged.

Directions



From our office proceed up willow street and turn left at the crossroads. Follow the road until you pass the Walls restaurant and turn left at the T-Junction for the traffic lights. Turn Right at the traffic lights onto Morda Road and follow until you join the A483 to Welshpool. At the Llynclys crossroads turn right and after passing around the left hand bend there is a gravelled layby on the left. Pull in here where the lane leading down to the woodland can be found running to the rear of the Dolgoch houses. Follow the lane down where the turn style gate leads you onto the land.

Overview



The land extends to approximately 1.5 acres in total and offers a great opportunity. The area is densely planted with specimen oak trees and other established trees having a natural value and resale potential. The area is surrounded by further woodland area that is used for dog walking and some outdoor pursuits. The oak trees define the boundary with a pathway and gates giving access to the site from the lane.

The land



Additional Photo



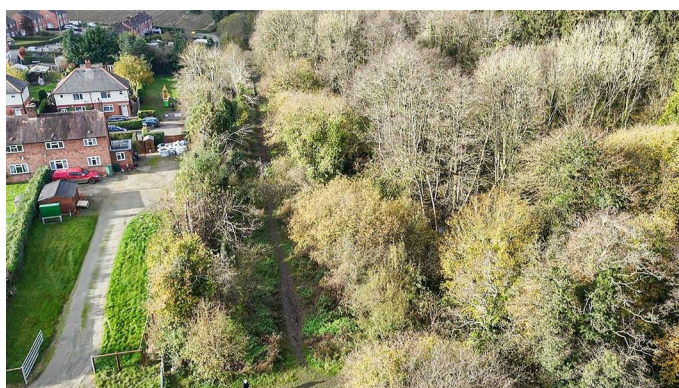
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Additional Photo



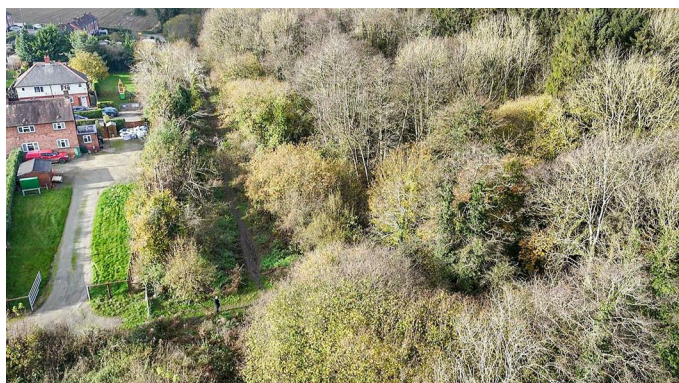
Aerial Photo



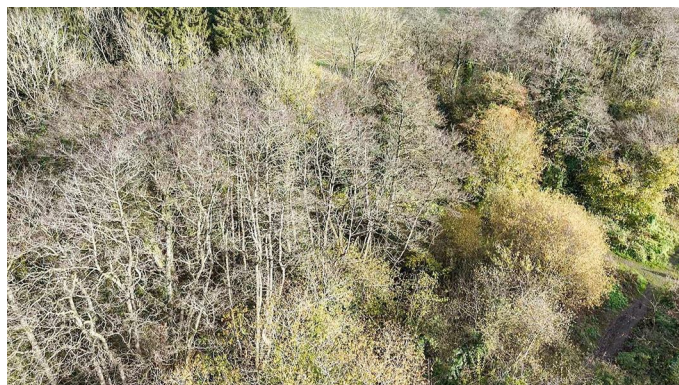
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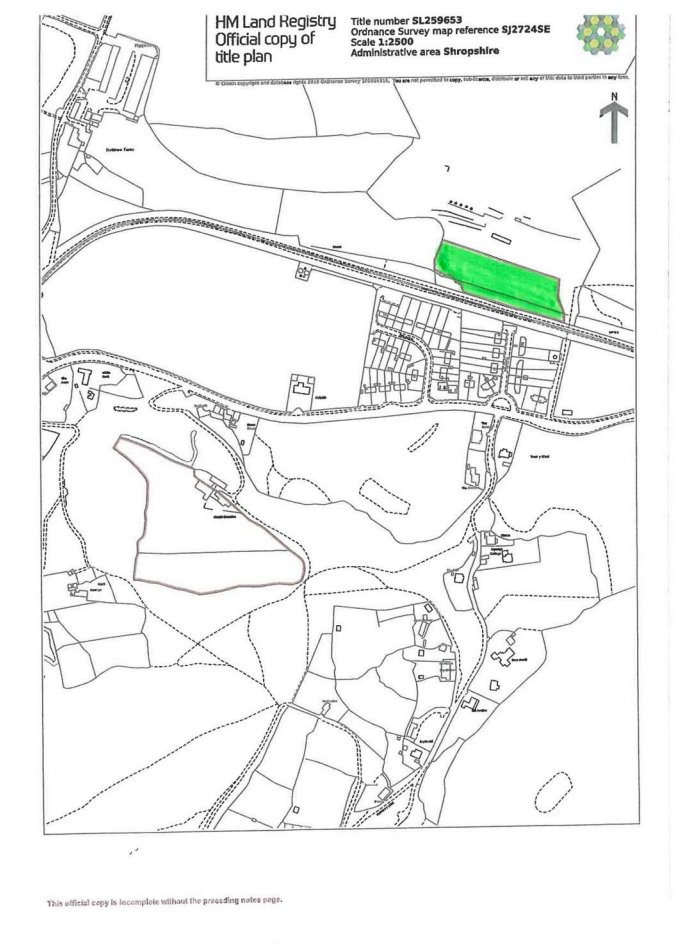
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Additional Photo



Land Plan



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, Zoopla, Onthemarket.com -
VERY COMPETITIVE FEES FOR SELLING.

To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

Tenure/Council Tax

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

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

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

Guide Price and Reserve Price

Guide Prices and Reserve Prices
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Additional Information

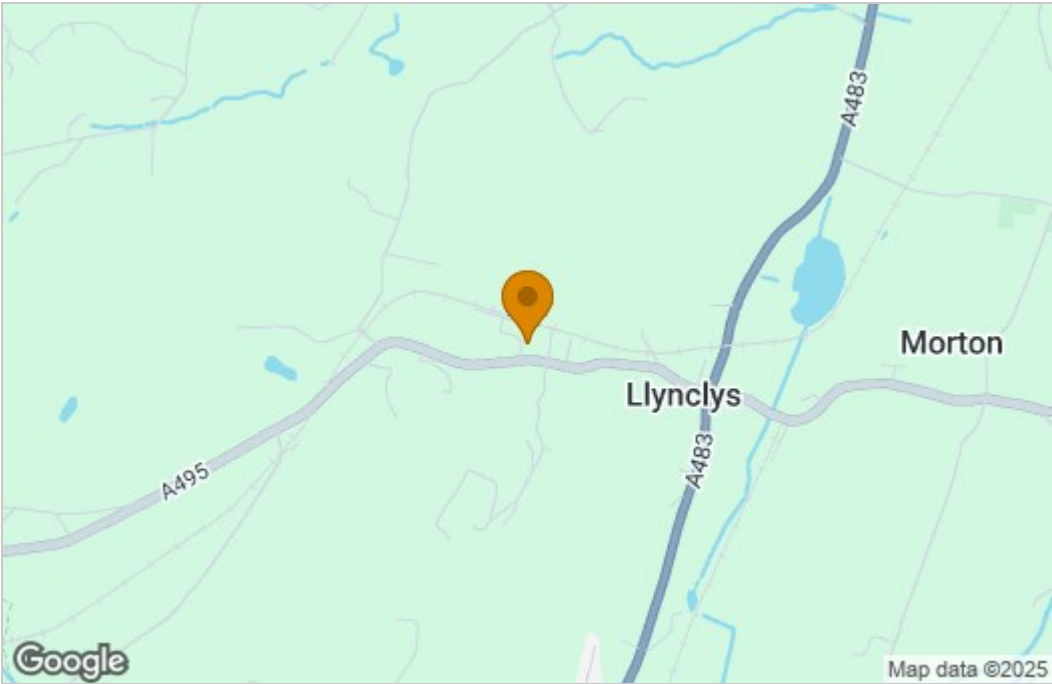
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a

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.

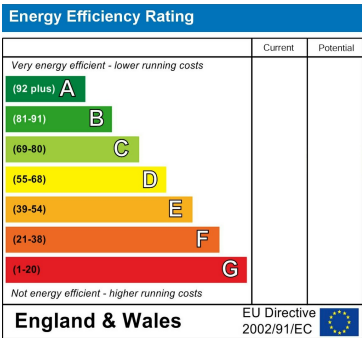
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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