

Town & Country

Estate & Letting Agents



Land off Little London Lane, Trefonen, SY10 9DH

£60,000

TO BE SOLD AT AUCTION ON 30th APRIL 2025. An exciting opportunity to purchase 12.56 acres of pastureland and woodland with road access and a natural water supply. Unconditional lot, Buyers Premium Applies at 5% plus vat (subject to a minimum of £5,000 plus VAT).

Directions



From our Willow Street office turn left onto Welsh Walls signposted for Selattyn, turn right onto Upper Brook Street and continue onto the Trefonen Road, bear left, continue forward onto Oswestry Road, turn right onto Bellan Lane, turn right again onto Dallas Lane and then turn left onto Little London Lane. Proceed along where the land will be found on the left hand side identified by our auction board.

Description of the Land



A productive lot of land in a well fenced enclosure. The land has road side access and a natural water supply. The land is grassed with areas of woodland and extends to a total of 12.56 ACRES (5.08 hectares).

Access



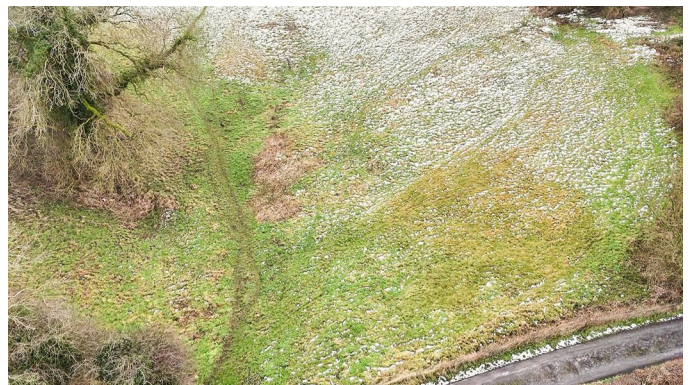
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Tenure

The land is available on a FREEHOLD basis with vacant possession upon completion.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

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.

To Book a Viewing

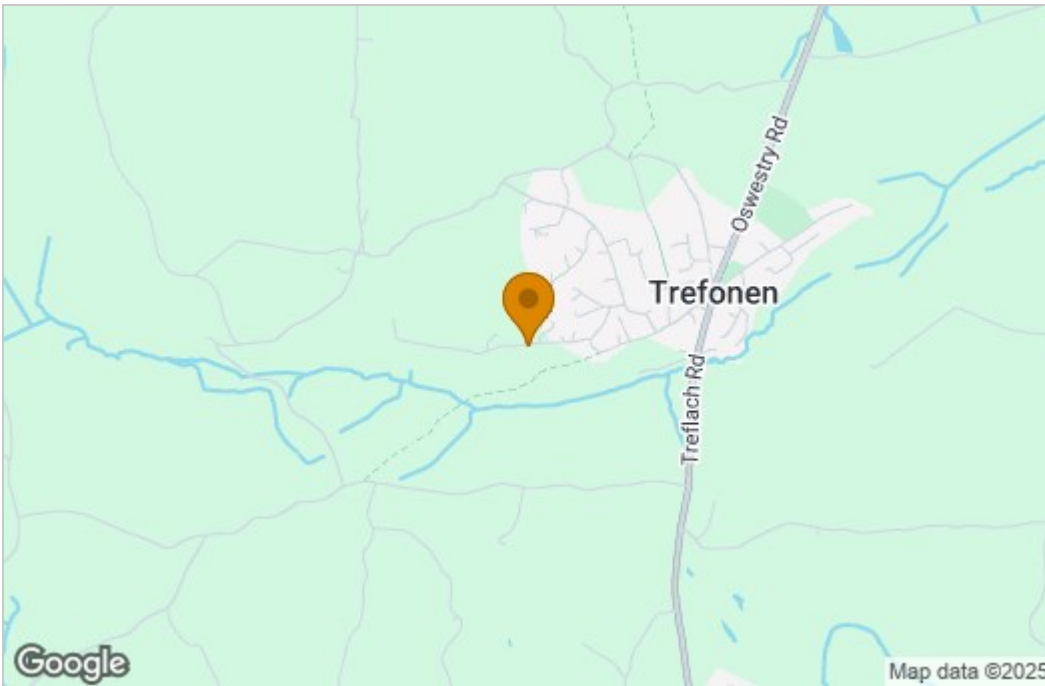
Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make a Pre-Auction Offer

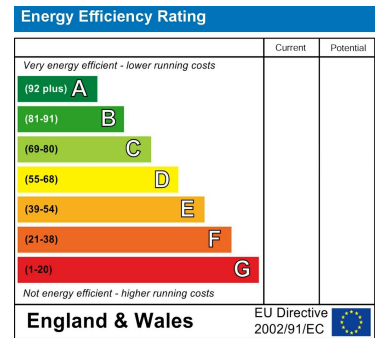
Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's 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.

Floor Plan

Area Map



Energy Efficiency Graph



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.

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