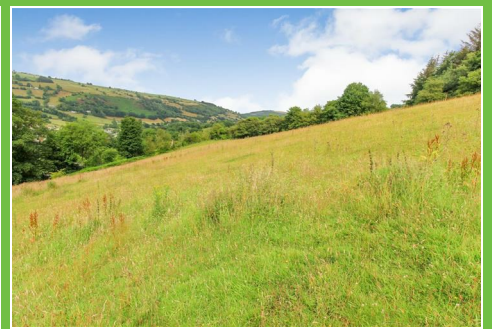


Town & Country

Estate & Letting Agents



Field Two Tyn Y Cestyll Road, Glyn Ceiriog, LL20 7NL

Auction Guide £40,000

PUBLIC ONLINE AUCTION bidding starts at 5.30pm on 24th JUNE with a GUIDE PRICE of £40,000. Town and Country Property Auctions are pleased to offer this parcel of sloped farmland extending to approximately 3.26 acres with gated road access ideal for a number of uses. Set on the edge of the pretty village of Glyn Ceiriog offering all amenities. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £2,500+VAT) buyers premium and contracts are exchanged.

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 onto the B4500 towards Glyn Ceiriog. Continue along for approximately 6 miles until reaching Glyn Ceiriog. On entering the village proceed onto Llanarmon Road and take the first right onto Tyn Y Cestyll Road. Follow the road up for approximately 500 metres where the land will be found on the left.

Road Access



The land has good gated access onto the main lane and has well fenced boundaries.

Additional Photo



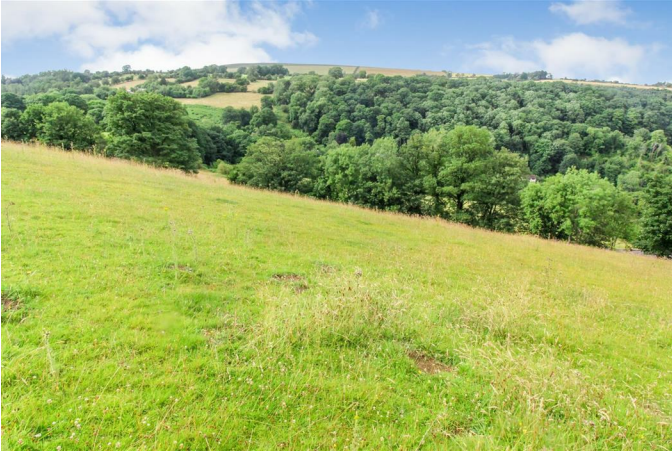
Additional Photo



Additional Photo



Additional Photo



Additional 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, 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

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

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 4.00pm

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.

SDLT/LTT/LBTT

All auctioneer fees and deposits stated are non-refundable. The deposit will be applied toward the final purchase price. Auctioneer fees, while not contributing to the purchase price, will still be included in the total chargeable consideration of the property when calculating Stamp Duty Land Tax, Land Transaction Tax, or Land and Buildings Transaction Tax (as applicable depending on

whether the property is located in England, Wales, or Scotland).

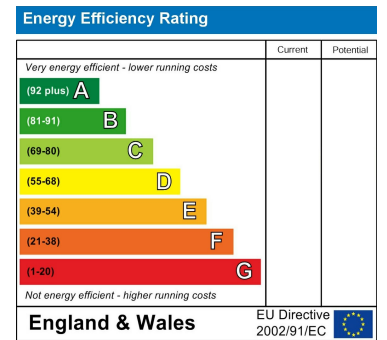
PLEASE NOTE: It is important that when sending out appropriate documentation to legal parties on agreement of sale that solicitors/ legal parties are made aware of any buyers premium/reservation fee for the calculation of any Taxes due on completion.

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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