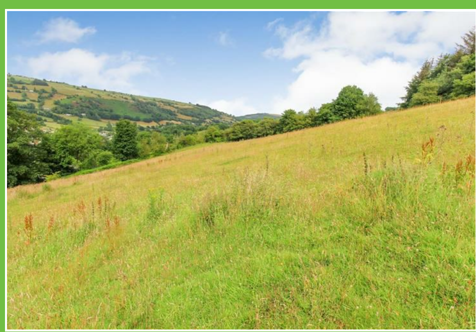


Field Two Tyn Y Cestyll Road, Glyn Ceiriog, LL20 7NL

Auction Guide £40,000

PUBLIC ONLINE AUCTION bidding starts at 5.30pm on 26th AUGUST 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.

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.

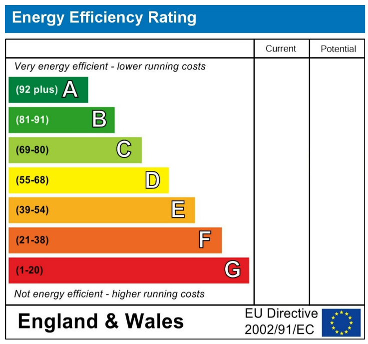
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

Area Map

Energy Efficiency Graph



2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk