



## For Sale by Private Treaty Land at Is-Y-Coed, Wrexham, LL13 9RY

### SUMMARY

Five productive grass fields extending to 33.96 acres (13.74 hectares) or thereabouts located on the B5130 in the village of Is-Y-Coed. Each parcel has road frontage offering an excellent opportunity for agricultural purchasers, adjoining house owners or equestrian enthusiasts to acquire a land. The property is available as a whole or in 5 lots:

**LOT 1 – 13.74 acres** (5.56 ha) - Offers in Excess of £9,000 / acre

**LOT 2 – 5.96 acres** (2.41 ha) - Offers in Excess of £8,000 / acre

**LOT 3 – 4.33 acres** (1.75 ha) - Offers in Excess of £8,000 / acre

**LOT 4 – 4.79 acres** (1.94 ha) - Offers in Excess of £8,000 / acre

**LOT 5 – 5.14 acres** (2.08 ha) - Offers in Excess of £8,000 / acre

### DIRECTIONS

Travel west on the A534 from Broxton round-a-bout, for 3.5 miles before turning left onto the B5130 signposted Cross Lanes. Continue along the road for 1.5 miles and then turn left, onto Church Lane, sign posted Is-Y-Coed. The lots of land will be located on either side of the road and will be marked with Rostons For Sale boards.

### VIEWINGS

The land can be viewed at a reasonable time without prior appointment with the selling agent. Please take a copy of the sales details with you when viewing.

### TENURE

Freehold with vacant possession on completion of sale.

## DESCRIPTION

**LOT 1 – 13.74 acres (5.56 ha).** An excellent flat square field with no in field trees or poles to hinder farming activities. This parcel is usually mown for silage twice and then grazed. It has a metered mains water supply to a cattle trough, located by the roadside gate.

**LOT 2 – 5.96 acres (2.41 ha).** A flat grass field with two roadside gates and mature thorn hedges on the north and east boundary. This land parcel is suited for equestrian enthusiasts being located on a quiet lane. There is one GPO pole in this field. There is no water to this lot.

**LOT 3 – 4.33 acres (1.75 ha).** A level rectangular grass field with a roadside gate and a pond. There is a shared water trough with Lot 4.

**LOT 4 – 4.79 acres (1.94 ha)** A flat rectangular grass field with a cattle pen in the corner by the roadside. There is a shared water trough with Lot 3.

Lot 3 and 4 currently share a trough. In the event that these lots are sold separately, the existing trough and supply will remain with lot 4.

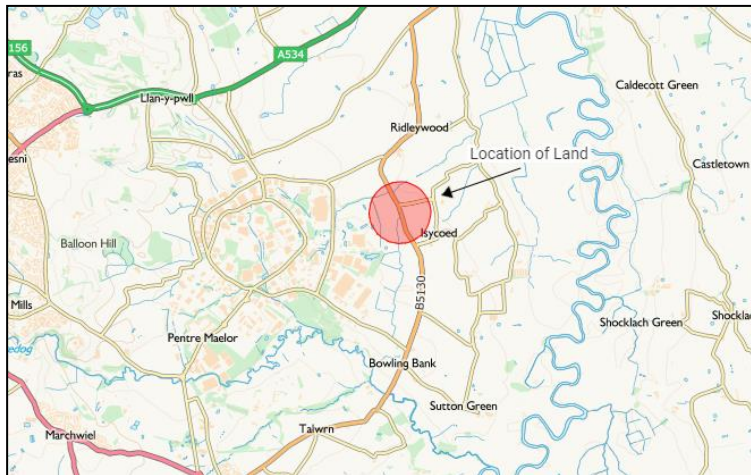
**LOT 5 – 5.14 acres (2.08 ha).** A square grass field with a roadside gate and a pond. There is no water to this lot.

## LAND GRADE & SOIL TYPE

The land is recorded on the Land Classification Series for England and Wales as Grade 3. Grade 1 being the best and Grade 5 the worst. The soil is a seasonally wet clay loam ideal for grass production.

## MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers, prior accepting an offer.



## LOCAL AUTHORITY

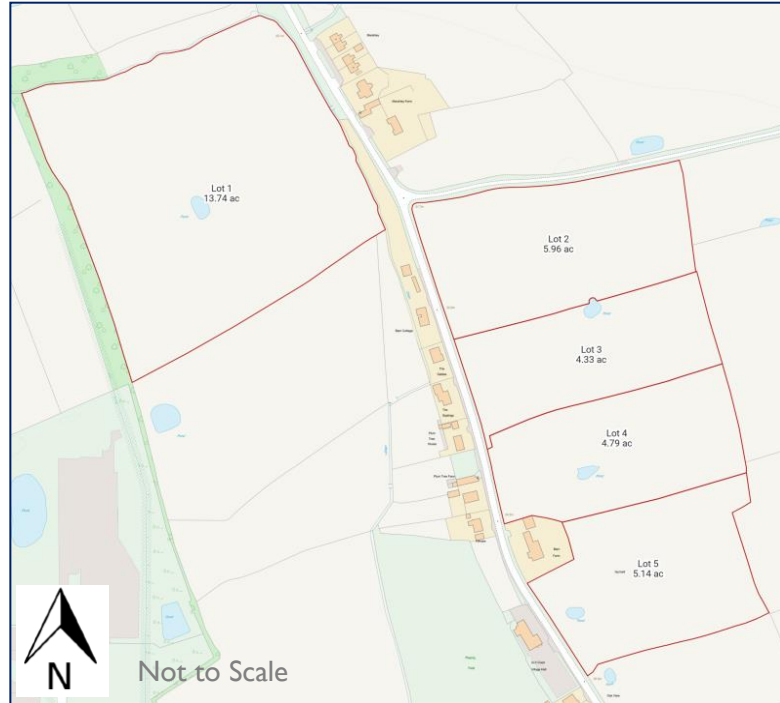
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Email: [contact-us@wrexham.gov.uk](mailto:contact-us@wrexham.gov.uk)

## SELLING AGENTS

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## VENDORS SOLICITORS

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## DEVELOPMENT RESERVATION

An overage will be included such that if the land obtains planning consent for any use other than agricultural or equine an additional payment is due. This overage clause will be in place for a period of 25 years for 50% of any uplift in value. This would be triggered upon any granting of planning.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution, or notice.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## WELSH BASIC PAYMENT SCHEME

The land is registered for the Welsh Payment. The entitlements will be available if required by separate negotiation in addition to the sale price.