



Auction Guide Price £10,000 - £15,000

Land Lying to the West of Berwyn,
Near Carrog, Corwen LL21 9HU

 Land-1.07 Acres

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

General Remarks

For sale by Public Auction at 2.00 pm on 19th March 2026 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

An excellent opportunity to purchase a parcel of land extending to 1.07 acres (0.43 ha) or thereabouts, which has vehicular access from the highway. The land is located between Corwen and Carrog and enjoys rural views of the Valley and the River Dee.

Easements, Wayleaves and Rights of Way: The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.

Tenure: We are informed that the land is Freehold.

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. In this instance the buyer's premium is £2,500 including VAT. For further details of fees payable, please consult the legal pack.

Method of Sale: The land will be offered for sale by public auction at The Lion Quays Hotel, Western Rhyn, Oswestry, SY11 3EN on Thursday the 19th March 2026 commencing at 2.00 pm.

Plan Attached: The plan attached to this brochure is for identification purposes only.

Solicitors: Mr Dylan Edwards of Guthrie Jones & Jones, 5 Plasey Street, Bala, LL23 7SY. Tel: 01678 520428.

Directions: From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn right onto the A5. Continue along the road passing through the village of Glyndyfrdwy and into Llidiart y Parc. Once in Llidiart y Parc take a right-hand turning by the Garage and proceed over the bridge and then left into Carrog. Once out of Carrog, proceed along the B5437 for approximately one mile and the land will be observed on the left-hand side of the road with a Bowen Auction Board positioned near the metal gate.