

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £20,000

Land near Ty Newydd, Llandynan,
Rhewl, Llangollen LL20 7YU

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General Remarks

For sale by public auction on the 21st March 2024 at 2.00 pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Occupying a pleasant rural location with far-reaching views and yet only three miles from Llangollen, this small parcel of land is an intriguing proposition for any new buyer. The site currently houses a redundant store building surrounded by conifers. Once cleared, the site would lend itself to being used as a parking area but offers potential for another structure to be erected, which could be used for a variety of different uses, subject to the necessary consents from Denbighshire County Council. Frontage is approximately 11 metres.

Location: The parcel of land is situated in a delightful rural location having views over the Dee Valley close to river walks and Horseshoe Falls and only three miles or so from the town of Llangollen, which is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day-to-day facilities including good Schooling, a new Health Care Centre, a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques. The area is also well known centre for outward bound activities such as kayaking and is a hiker's paradise. There are several Hotels and a good range of Cafes, Bars and Restaurants.

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 expressly 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.

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Method of Sale:

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 inclusive of VAT.

For further details on fees payable please consult the legal pack.

Guide Price: Where a guide price is given, that price is not to be taken as an indication of the value of the lot or of the reserve price. The auction guide prices are based upon the initial anticipation of the sale price of the property at auction.

Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and the eventual guide price.

Reservation Price: The reserve price is the seller's minimum acceptable price at auction and a figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the auction.

Solicitor: Mr Barry Ashton, Solicitor of 21 Bridge Street, Llangollen, LL20 8PF. Tel: 01978 861140.

Directions: From Llangollen town centre proceed down Castle Street over the Dee bridge and at the junction turn left into Abbey Road. Continue for approximately a mile before turning left at Pentrefelin signposted Llantysilio. Continue past the Horseshoe Falls and Llantysilio Church and on into Llantysilio village. As you enter the village branch right at the fork in the road and continue up the hill. Follow this road until just before a red telephone box on the left-hand side, at which turn right up the track, and the land will be observed on the right-hand side of the lane.



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