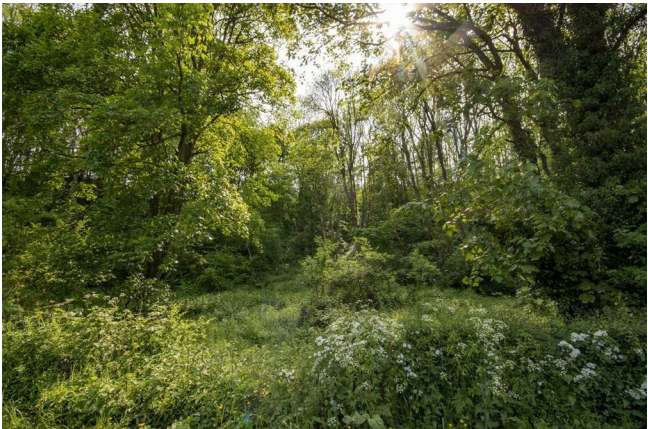






Woodland At Llwyn Y Gelli Pontfaen, Llangollen, Wrexham, SY10 7NF
Asking Price £25,000

3.244 acres of mixed woodland at Llwyn Y Gelli which is situated on fertile soils close to the town of Chirk.



DESCRIPTION

Woodland at Llwyn Y Gelli of 2.244 is situated on generally fertile soils which are free-draining into the valley floor. An excellent opportunity has arisen to purchase a piece of woodland which is fertile and productive. The land is suitable for a range of uses with interest from amenity, carbon and future environment schemes of particular interest. Management of the wood has been enabled by the construction of access tracks into the woodland. Stocking is variable. A sensitive management plan will improve the woodland and release the amenity and wildlife potential.

Llwyn Y Gelli woodland is an attractive hillside, multi purpose woodland with both amenity and natural capital value with some good quality timber. The wood offers an appealing small investment opportunity from the nature of the attractive location. Natural capital value adds non-timber activities such as carbon sequestration and biodiversity net gain potential opportunities which Llwyn Y Gelli woodland offers to cater for the increasing demand.

The woodland is a mixed planted woodland, which is situated within the Chirk Valley. Access into the woodland is through a private track using right of access to the north of the woodland.

The area is steeped in heritage, with the nationally renowned “Oak at the Foot of the Dead”, an ancient tree marking the site of the Battle of Crogan, which located nearby. This region is celebrated for its veteran oaks, with the famous Pontfadog Oak, once thought to be the oldest in the UK, having also stood close by.

The woodland lies just two miles from Chirk, the iconic viaduct and aqueduct, both part of the UNESCO World Heritage Site. Offa's Dyke runs only half a mile from the wood, offering a direct link to centuries of border history. Just beyond lies the Dee Valley and the popular town of Llangollen, offering breathtaking scenery and further historical interest.

Situated in the picturesque Ceiriog Valley – described by former Prime Minister David Lloyd George as “a little bit of heaven on earth” – the location is rich in natural beauty and cultural heritage. It's also a hub for outdoor activities, with access to national cycle routes and hidden historic green paths ideal for walking, yet to be discovered by the wider public.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendors Agents are responsible for defining the boundaries or ownership thereof.

SPORTING RIGHTS

Not included within the sale.

PUBLIC RIGHTS OF WAY

No public rights of way on the land.

LOCATION

The land is situated 3.5 miles from Chirk, 8 miles from Oswestry and 13 miles from Wrexham. All distances are approximate.

WAYLEAVES, RIGHTS & EASEMENTS

The land is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof. The land is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

TENURE & POSESSION

Freehold. Vacant possession will be given on completion subject to contract.

VIEWING

Viewing must be undertaken on foot in daylight hours prior to arrangements with Roger Parry and Partners. Please be aware of potential hazards on the land when viewing.

LOCAL AUTHORITY

Wrexham County Borough Council

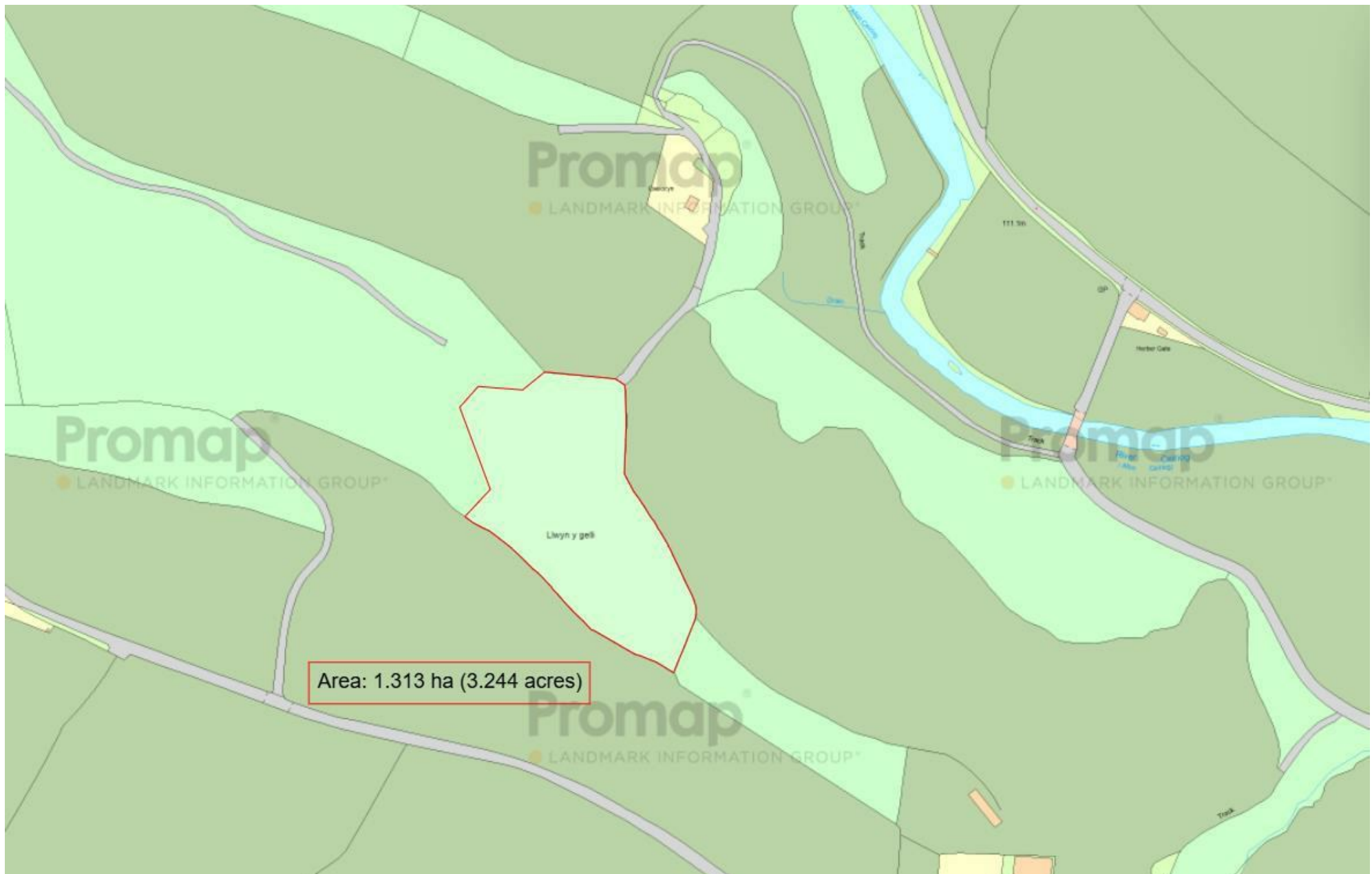
METHOD OF SALE

Woodland at Llwyn Y Gelli is offered for sale by Private Treaty.

WHAT 3 WORDS

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Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Powys County Council

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.