



Wright Manley

Chartered Surveyors • Auctioneers • Valuers • Land & Estate Agents

**7.69 ACRES OF PASTURE LAND AT
HARWOODS LANE, TREVALYN, ROSSETT, LL12 OHB**



A most attractive and conveniently situated parcel of pastureland, offering a high degree of amenity value, having extensive frontage onto the River Alun and the benefit of Council road frontage and access onto Harwoods Lane.

**FOR SALE BY PUBLIC AUCTION
AS A SINGLE LOT
(Subject to Reserve, Conditions & Prior Sale)
ON THURSDAY 18TH MARCH 2010**

AUCTIONEERS
Wright Manley
15 Grosvenor Street
Chester
CH1 2DD
Tel: 01244-317833
Ref: PDL

**AT
ROWTON HALL HOTEL,
ROWTON,
CHESTER
CH3 6AD**

SOLICITORS
Hatchers Solicitors
25 St Mary's Street
Whitchurch
SY13 1RZ
Tel: 01948-663035
Ref: CK

15 Grosvenor Street, Chester CH1 2DD. Tel: 01244 317833 Fax: 01244 320701

Offices at: Nantwich Tel: (01270) 625410 Tarporley Tel: (01829) 731300 Crewe Tel: (01270) 255396 Whitchurch Tel: (01948) 662281 Beeston Castle (01829) 262132

MISREPRESENTATION ACT 1967

Messrs Wright Manley for themselves and for the Vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Wright Manley has any authority to make or give any representation or warranty whatever in relation to this property.

7.69 ACRES OF PASTURE LAND AT HARWOODS LANE, TREVALYN, ROSSETT, LL12 OHB

TextSale Particulars of:

7.69 ACRES OF PASTURE LAND
HARWOODS LANE
TREVALYN
ROSSETT LL12 OHB

The land comprises a most attractive and conveniently sized single pasture paddock extending to 7.69 acres or thereabouts, situated to the south of Harwoods Lane, Trevalyn a Council adopted metalled highway, with the benefit of frontage and access thereto. Having a long frontage and single bank fishing rights onto the River Alyn, the land also includes a further interesting feature being a former Second World War air raid shelter. The sale offers prospective purchasers the opportunity of buying an attractive and accessible pasture enclosure, with a high degree of amenity value and is a rare opportunity of acquiring pastureland of this size and nature in this location, being suitable for agricultural, equestrian, amenity, conservation, and other outdoor leisure pursuits, subject to obtaining any appropriate consents or for long term investment purposes.

TENURE

The land is offered freehold with the benefit of vacant possession.

LOCAL AUTHORITIES

Wrexham County Borough Council
The Guild Hall
Wrexham
LL11 1AY
Tel: 01978-292-000

Manweb/Scottish Power
Customer Services
P.O. Box 276
Warrington
WA4 6FJ
Tel: 0845-272212

Dee Valley Water
Packsaddle
Wrexham Road
Rhostyllen
Wrexham
LL14 4EH
Tel: 01978-846-946

EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

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

WATER SUPPLY

There is a disconnected water trough located in the boundary adjoining Harwoods Lane. It is believed that this was connected to a water main located in Harwood's Lane. Prospective purchasers must make their own enquiries as regards this connection.

TOWN & COUNTRY PLANNING ACT

The property notwithstanding any description contained within these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

SALE DATE AND VENUE

The property will be offered for sale by Public Auction on 18th March at 7.00 p.m. at Rowton Hall Hotel, Rowton, Chester, CH3 6AD.

SALE PARTICULARS AND PLANS

The plans and schedule of land are based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the Auctioneers shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

SALE CONDITIONS AND CONTRACT

The sale conditions and contract will be available for inspection at the Auctioneers

Chester Office, 15 Grosvenor Street, Chester and at the offices of the Solicitors, Hatchers, 25 St Mary's Street, Whitchurch, Shropshire, SY13 1RZ during normal office hours in the 14 days prior to the Auction. They will not be read out at the Auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents. The sale conditions will include the R.I.C.S. Common Auction Conduct Conditions (3rd Edition).

MONEY LAUNDERING REGULATIONS

In accordance with the above Regulations, the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists:-

PERSONAL IDENTIFICATION

1. Current signed Passport
2. Current full UK/EU Photo card Driving Licence
3. Inland Revenue Tax Notification
4. Firearms Certificate

EVIDENCE OF ADDRESS

1. Current full UK Driving Licence
2. Public Utility Bill issued within the last 3 months.
3. Local Authority Tax Bill
4. Bank, Building Society or other such organisation's statement

For the avoidance of doubt, a Driving Licence may be used to evidence identity or address but not both. If a prospective purchaser is bidding as an Agent on behalf of the Buyer, proof of identity will be required from both the Bidder and the Buyer, together with a valid letter of authority from the Purchaser authorising the Agent to bid on their behalf. If a Bidder is acting on behalf of a Limited Company, similar documents will still be required, together with written authority from the Company itself. No cash deposits will be accepted.

