



Roger Parry  
& Partners

Land at The Gwalia, Overton,  
Wrexham, LL13 0LG



## Land at the Gwalia

Roger Parry and Partners have been instructed to offer for sale Land known as The Gwalia, comprising 30.27 acres (12.25 ha) of well-maintained arable land all within a ring fence. The land is in good heart and has been farmed to a high standard. The land is in one convenient block with road frontage.

### Local Authority

Wrexham County Council, 16 Lord Street, Wrexham LL11 1LG 1978 292000

### Method of Sale

The land is offered for sale by Private Treaty.

### Boundaries

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



### Planning

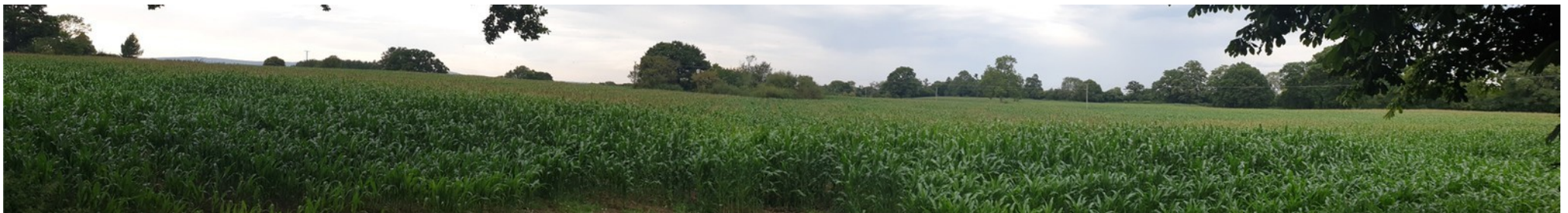
The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

### Easements, Wayleaves and Rights of Way

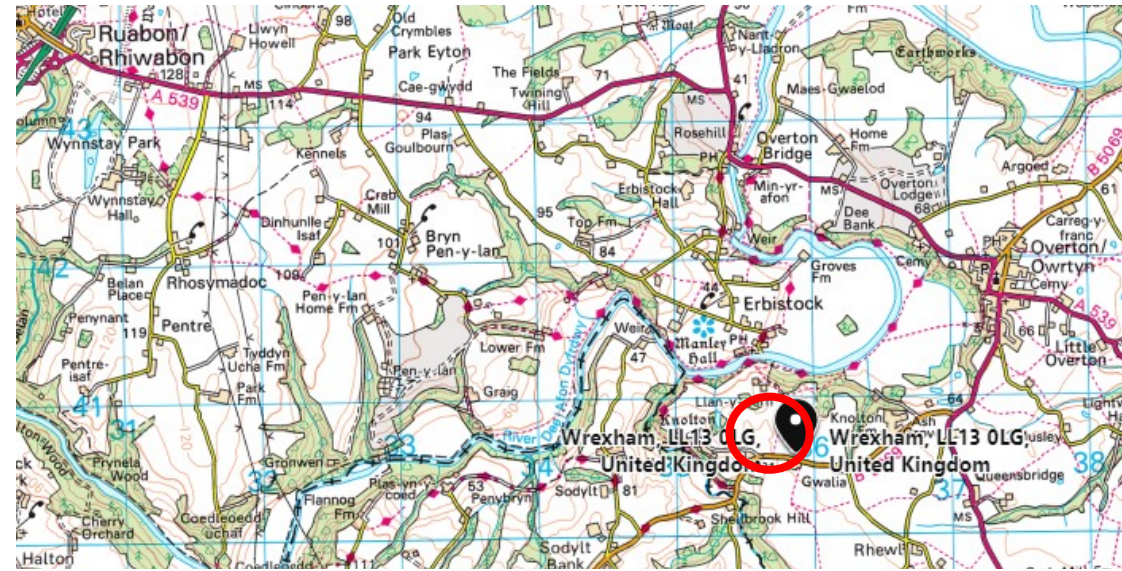
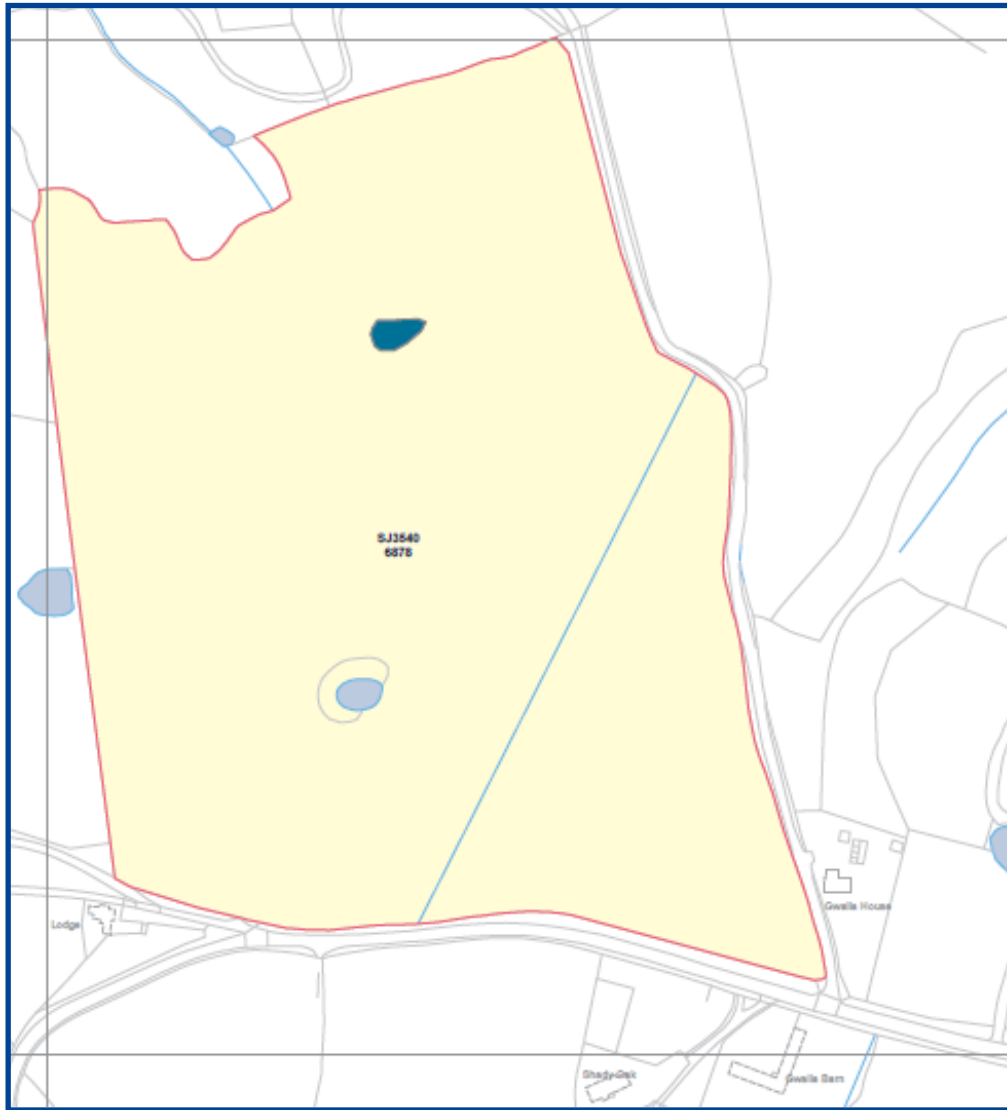
The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

### Basic Payment Scheme

No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.







**Directions:** From Overton, follow the Pen-Y-Llan Street A528 for half a mile. Turn right onto B5069 for one mile, the land is located on the right opposite a range of brick converted buildings. From St Martins, follow the B5069 towards Sodylt for four miles, the land is located on the left beyond the treelined driveway for Knolton Lodge.

Viewing of the property is by appointment only or whilst in possession of these particulars during daylight hours, please contact:

Richard Corbett MRICS, Partner.

Address: The Estate Office, 20 Salop Road, Oswestry SY11 2NU

Tel: 01691 655 334

email: richard@rogerparry.net

[www.rogerparry.net](http://www.rogerparry.net)

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**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.