FOR SALE
Woodland Investment Opportunity
Two blocks totalling 18.84 acres (7.62 ha)
Woodland at Park Road, Llay, Wrexham, LL12 9YF

FOR SALE BY PRIVATE TREATY

- Part of the Glastir Woodland Creation and Maintenance Grant scheme
- For sale as one lot or in lots
- Direct road access
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LOCATION
The woodland is located within a rural location which is convenient for the region’s commercial centres, including Chester (11.0 miles distant) and Wrexham (5.4 miles distant). The village of Llay is approximately 1 mile to the East.

DESCRIPTION
The woodland comprises two main blocks totalling 18.84 acres (7.62 ha). The first block comprises 14.17 acres (5.73 ha) and is located to the South of Park Road. The second lot amounts to approximately 4.67 acres (1.89 ha) and is located to the North of Park Road.

The land has been planted with mixed deciduous woodland as part of a Glastir Woodland Creation Grant scheme.

The woodland was planted in the winter of 2016/2017.

There is a brick outbuilding located on the land to the South of Park Road. The building measures approximately 30.74m².

Approximately 1.89 ha of land is eligible to receive Basic Payment Scheme Entitlements.

Access to both parcels is taken off Park Road, which is a single width council owned and maintained road.

GLASTIR WOODLAND CREATION (GWC) AND MAINTENANCE GRANT
There is a Woodland Maintenance Payment which is a 12 year payment by the Welsh Government whereby payment is made for the management of woodland in Wales.

1. Payments are made in the sum of £60 per eligible hectare per annum for maintenance of woodland.

2. There is a further payment, being the annual premium payment, which covers income foregone for loss of agricultural income in the sum of £350 per hectare per annum.

The total payments for the entire property amount to £327.60 for maintenance and £1,911 for the premium payments, totalling £2,238.60 per annum. The payments will be received for 12 years. The Scheme will be transferred to the Purchaser upon completion.

Copies of the Contract are available from the Vendor’s Agent.

METHOD OF SALE
The property is to be offered for sale by Private Treaty.

The Vendor has a preference to sell the land in one main lot, but will consider sale of part of the land.

LOCAL AUTHORITY
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

SERVICES
Mains water is available in Llay Road, however a connection to the land will need to be made by the purchaser if required. None of the services have been tested. Bruton Knowles can therefore provide no guarantees.

RIGHTS OF WAY, RESTRICTIONS & EASEMENTS
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements in existence at the time of the sale.

UPLIFT CLAUSE
There will be no uplift or clawback provisions.

GUIDE PRICE
£95,000 for the whole property.

ENTITLEMENTS
There will be no entitlements included within the sale.

TENURE AND POSSESSION
The property is offered with Freehold Tenure, which will be available with Vacant Possession.

LEGAL COSTS
The purchaser is to be responsible for their own legal and professional costs associated with the purchase.

VAT
VAT is not applicable on the sale price.

VIEWING
All viewings are to be made by appointment with the sole agent Bruton Knowles, The Rural Enterprise Centre, Stafford Drive, Battlefield Enterprise Park, Shrewsbury, SY1 3FE. Contact Gareth Lay. Telephone: 01743 770084.

OFFERS
Any offers should be made in writing to the Vendor’s Agent. Prior to submission of offers, any bidder must provide copies of their identity documents.
Subject to Contract & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.
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