

GUIDE PRICE

£5,000

BIDDING DEPOSIT

£1,000

DIGITAL AUCTION DATE

7th April 2021

BY ORDER OF

SEVERN

TRENT



Land at Fenns Bank off Long Lane (A495), Whitchurch, SY13 3PE

Freehold woodland site of approximately 0.87 acres (0.35 hectares)
with vacant possession

Bid1.

Property Summary

- Freehold wooded land
- 0.87 acres (0.32 hectares)
- Rural Location
- Close canal and former rail line
- Vacant possession

Location

Fenns Bank lies approx 4 miles to the south west of Whitchurch and 4 miles to the north of Whixall, and is approached off the A495 Whitchurch/Ellesmere road. The Mereside Industrial Park lies in the vicinity although the area is predominantly rural with farming interspersed with detached houses. Both a disused railway line and the Shropshire Union Canal - Llangollen Branch run close by providing attractive walks. The property lies in an isolated area of fields and woodland alongside Red Brook, and the land can be reached from both the rail line and canal route.

The approximate position of the property can be located as follows:
Grid Reference: SJ51 2398
www.gridreferencefinder.com

Description

The property extends to approximately 0.87 acres (0.35 hectares) and comprises a strip of wooded land within a larger area bounded by a stream.

Planning

Further enquiries should be directed to:
Wrexham County Borough Council
www.wrexham.gov.uk

VAT

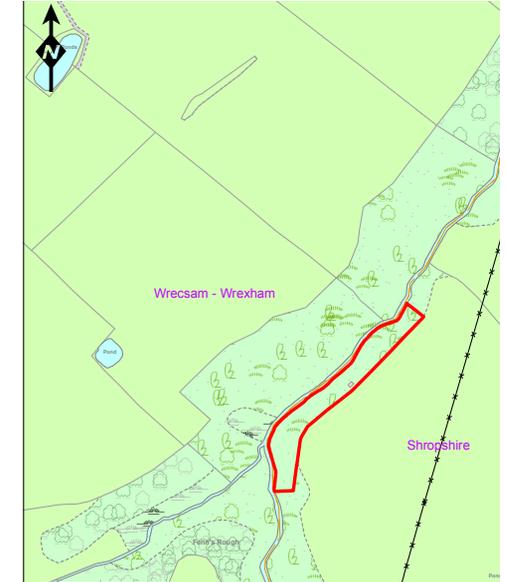
VAT is not payable

EPC

No EPC required

Tenure

Freehold with vacant possession



Note

Interested parties should read the legal pack for further information relating to easements and overages, for example, that may be applicable to the site.



These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



Contact BidX1

Simon Riggall FRICS

simon.riggall@bidx1.com

+44 (0) 7732 681151