



Lot 2 - Arable Land at Gypsy Corner

| Whitchurch

| **Carter Jonas**

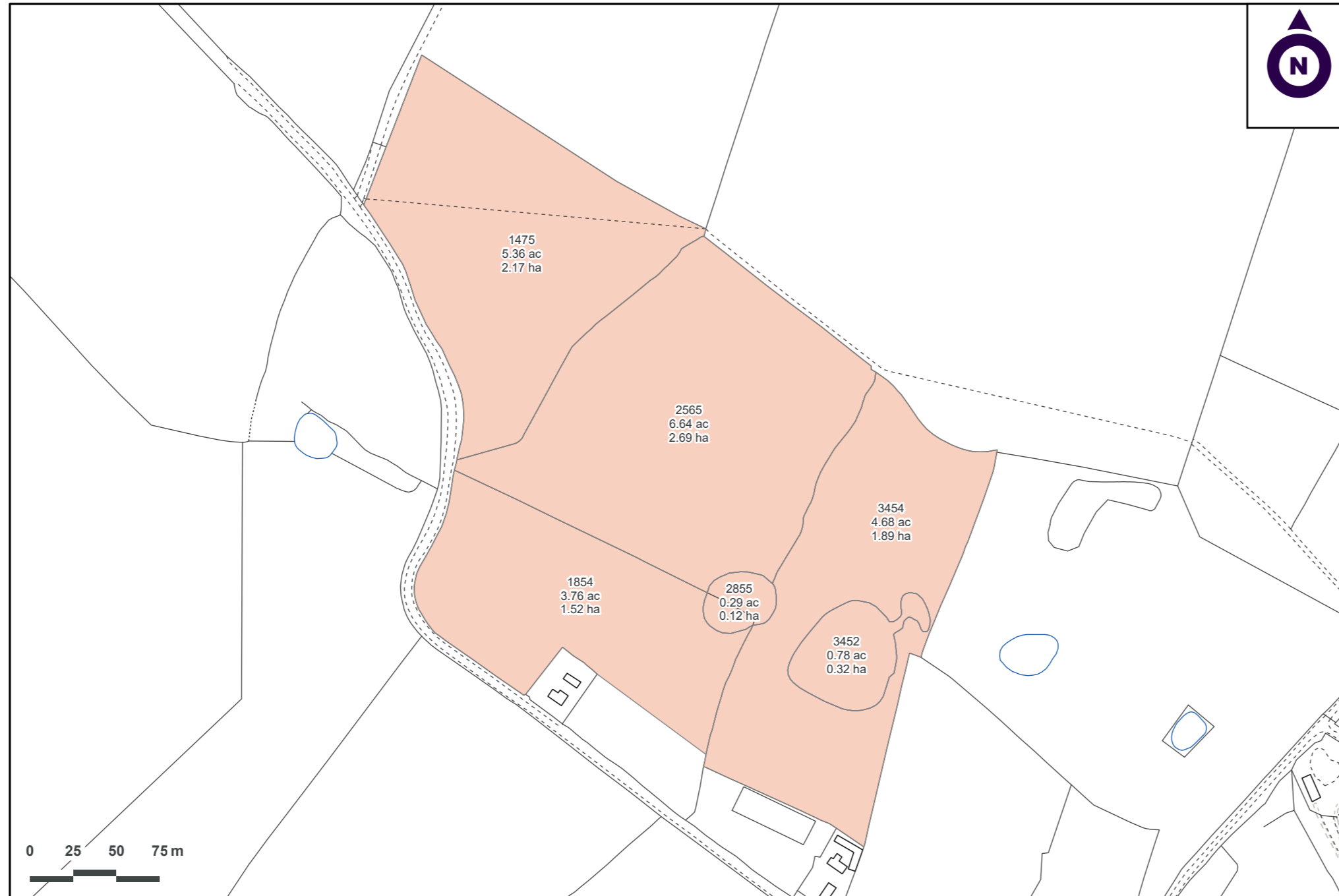
**Arable Land
at Gypsy Corner
Higher Wych Road
Iscoyd
Whitchurch
SY13 3AT**

A unique opportunity to purchase the last remaining lot from the sale of various parcels on the Iscoyd Estate. The Land at Gypsy Corner is an agricultural productive arable parcel made up of four good sized fields that can either continue to be farmed in an arable rotation or laid down to grass for mowing or grazing.

The land is only to be used for agricultural purposes.

For sale by Private Treaty.

In all, extending to 22 acres (9 hectares).



Method of Sale

The land is offered for sale as a whole by Private Treaty.

Location

The land is located circa 2.5 miles north west of the A41 Whitchurch by-pass.

Tenure & Possession

Lot 2: Arable Land at Gypsy Corner – freehold but subject to FBT, vacant possession available Feb 2027.

Basic Payment Scheme

Basic Payment Entitlements are excluded.

Environmental Schemes

All such schemes to have ended with Vacant Possession.

Services

Mains water through a private pipe, purchaser to pay a proportion of the cost of maintaining the pipe.

Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

VAT

Not applicable.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

Local Authority

Wrexham County Borough Council
www.wrexham.gov.uk

Viewings

The property can be viewed during daylight hours but those doing so must be accompanied by a copy of the sale particulars and prior notification of the visit must be given to the Agents.



[///corrsioive.tables.tingled](https://www.what3words.com/corrsioive.tables.tingled)



Shrewsbury

07788 362179 | douglas.williams@carterjonas.co.uk
01743 295 444 | charlene.sussums-lewis@carterjonas.co.uk
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

Important Information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE