

CAMBRIAN QUARRY EAST (APPROX. 19.51 ACRES)

NANTYR | LLANGOLLEN | LL20 7DE







*** Auction guide price: £80,000 - £100,000 ***
A mature parcel of established woodland comprising a varied selection of species with scope for a variety of commercial purposes, extending, in all, to around 18.73 acres and situated on the site of a former quarry in the rural hamlet of Nantyr, near Glyn Ceiriog.

Auction Guide Price £80,000 - £100,000





- **Approx. 19.51 acres**
- **Mature and Varied Woodland**
- **Commercial Timber Value**
- **Scope for Leisure Development (STPP)**
- **Further 24 acres Woodland Available**
- **For Sale by Public Auction**

DESCRIPTION

Halls are delighted to offer approximately 18.73 acres of mature woodland forming part of the Cambrian Quarry for sale by public auction.

Situated on the site of the Cambrian Quarry slate quarry with evidence of the former workings standing as an impressive backdrop to the woodland. The parcel extends, in all, to circa 19.51 acres and is readily accessible off a council-maintained road, with a useful internal track allowing for movement with the land.

The parcel comprises a varied selection of trees including Pine, Spruce, Larch, Fir, Birch, and Beech, alongside a copse of mature Oak, some of which have been planted on a considered rotation by the current vendor and which offer commercial buyers the opportunity for timber management and extraction.

Aside from being of interest to those with commercial timber interests, the land may hold potential for other commercial buyers, with potential for development into the outdoor pursuits and/or hospitality sectors, subject to the necessary permissions. The land will also appeal to those looking to expanding their current holding and, being so idyllically situated, to those simply looking to own a dramatic parcel of the Welsh landscape.

Situated within the woodland is a Welfare Hut of predominately timber construction.

N.B.

A further circa 25.02 acres of adjoining woodland will be offered within the same auction, as denoted in red on the associated plan.

SITUATION

The woodland enjoys an idyllically rural setting near to the thriving village of Glyn Ceiriog, positioned around a mile to the southeast and providing a respectable range of day-to-day amenities, including School, Convenience Store, Public House, and Pharmacy; with the town of Llangollen lying approximately 5 miles to the north and affording access to a more comprehensive range of facilities. The county centre of Wrexham is reachable by car in around 30 minutes and offers an array of attractions, including cultural and artistic points of interest.

LOCAL AUTHORITY

Wrexham Council

TENURE & POSSESSION

The land is said to be of freehold tenure and vacant possession will be granted upon completion.

METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 27th of November 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.





CONTRACT & SPECIAL CONDITIONS

The land will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or via the vendor's solicitor, Katie Jones of GTS Solicitors, 31 Salop Rd, Oswestry SY11 2NR prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

GUIDE PRICE & RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

*ANTI-MONEY LAUNDERING (AML) CHECKS *

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

* BIDDING ON BEHALF OF ANOTHER PARTY (THIRD PARTY)

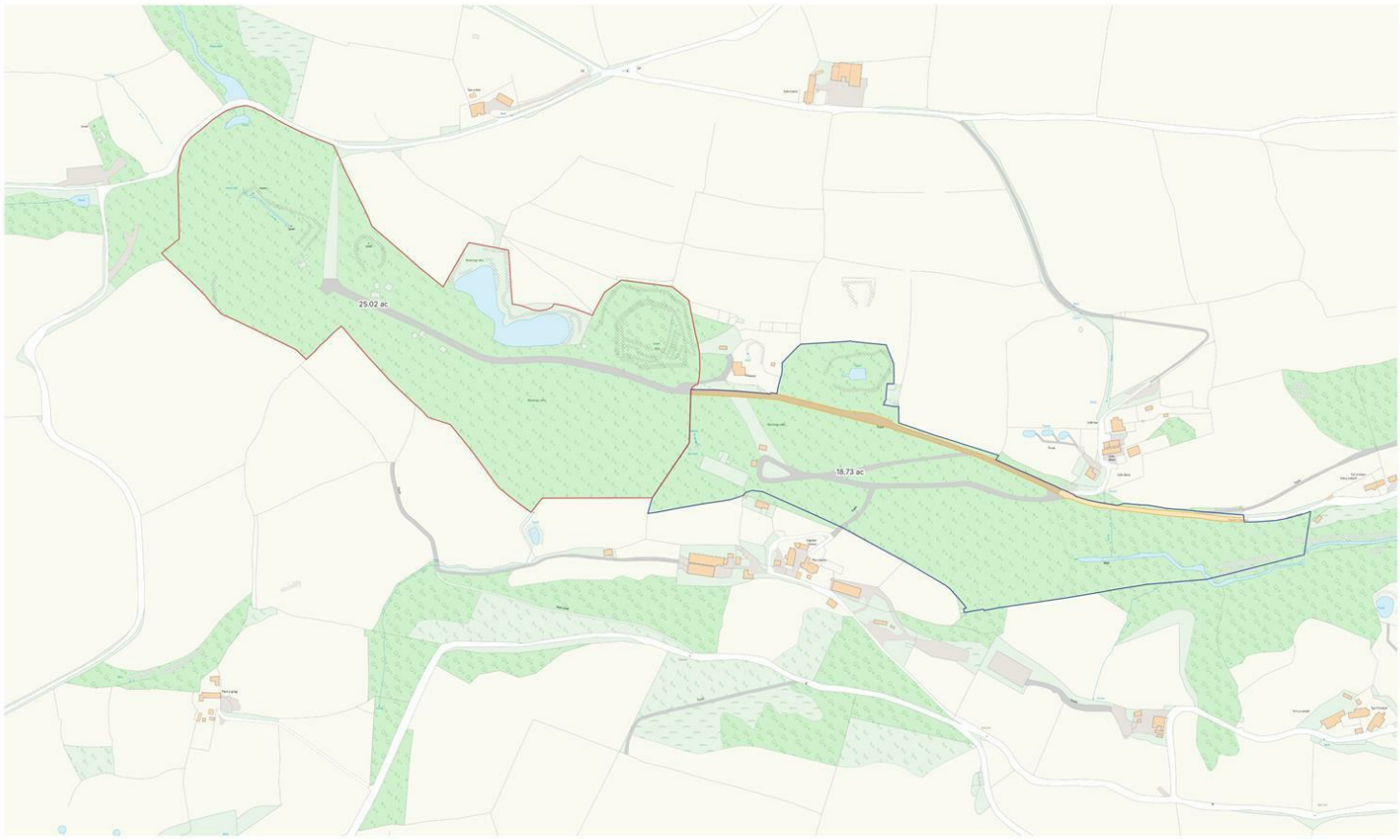
Where a person registers to bid on behalf of another individual or entity (the “Ultimate Purchaser”), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

VIEWINGS

Viewings can be undertaken during daylight hours by those in possession of a set of Halls' particulars.

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the