



Outlying Portions of the Iscoyd Estate

Whitchurch

Carter Jonas

Outlying Portions of the Iscoyd Estate Whitchurch SY13 3AT

A unique opportunity to purchase a number of affordable and versatile outlying areas of the Iscoyd Estate with a range of potential uses including agricultural, equine, environmental, recreation and outdoor pursuits such as bushcraft and camping.

- SALE BY INFORMAL TENDER
(Tenders close Monday 1st September 2025).
- Lot 1:** Arable Field at Parkley Farm (35.90 acres)
Guide Price £360,000
- Lot 2:** Arable Land at Gypsy Corner (22.27 acres)
Guide Price £225,000
- Lot 3:** Paddocks at Llethrh Mill (6.88 acres)
Guide Price £75,000
- Lot 4:** Painters Green (3.75 acres)
Guide Price £25,000
- Lot 5:** Smokey Lane Paddocks (5.75 acres)
Guide Price £60,000
- Lot 6:** Land at Foxholes (7.50 acres)
Guide Price £75,000

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Property

Lot 1: Arable Field at Parkley Farm (35.90 acres) is a productive Grade 3A arable field with parkland feel, interspersed with mature oaks. The productive land, currently growing winter oats benefits from good access off Smokey Lane close to the A525 Whitchurch – Wrexham road.

Land is sold with a restriction for it to be used for agricultural purposes only.

Lot 2: Land at Gypsy Corner (22.27 acres) is an attractive and undulating block of Grade 3A arable land currently growing maize and divided into four useful sized fields with good road access. There are two attractive ponds featuring a variety of birdlife including lapwings. The land lends itself to a number of agricultural or amenity possibilities including arable, livestock grazing, equestrian or environmental.

The purchaser will be required, upon completion, to erect and maintain a 75m stockproof fence to subdivide the Lot from the vendors retained land.

Lot 3: Paddocks at Llethrh Mill (6.88 acres) is a scenic block of agricultural and amenity land extending to four wildflower meadows, a pond attracting wildfowl, a section of the Wych Brook and a small parcle of woodland in Cheshire. The site also holds a large glacial erratic boulder known locally as the Wolfstone and is reportedly where the last wolf in Wales was killed. The area is suitable for grazing, woodland creation or a number of amenity or recreational uses.

Lot 4: Painters Green (3.75 acres) is a roadside woodland featuring mature native hardwoods set amongst a scrubby understorey and providing good birdlife habitat. The woodland is suitable for timber production and a variety of amenity and recreation uses including camping and bushcraft.

Lot 5: Smokey Lane Paddocks (5.75 acres) is a block of four paddocks ideally suited to equestrian or other grazing use benefiting from good roadside access. The mature hedges are interspersed with speci men oaks.

Lot 6: Land at Foxholes (7.50 acres) is an attractive and free draining field in an arable rotation currently growing maize. The land slopes down the Iscoyd Brook and is suitable for grazing livestock, arable, equestrian or other amenity uses.

The vendor will retain the sporting rights for Lot 6 alone.

Tenure & Possession

Lot 1: Arable Field at Parkley Farm – freehold, vacant possession upon completion. Vendor to take current crop.

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

Lot 3: Paddocks at Llethrh Mill – freehold, currently vacant.

Lot 4: Painters Green – freehold, currently vacant.

Lot 5: Smokey Lane Paddocks – freehold, currently vacant.

Lot 6: Land at Foxholes – freehold but subject to an FBT, vacant possession available March 2027.



Basic Payment Scheme

Basic Payment Entitlements are included with Lot 1, Lot 3 and Lot 5. Basic Payment Entitlements are excluded from all other Lots.

Environmental Schemes

All such schemes to have ended with Vacant Possession.

Holdover & Early Entry

Holdover required on Lot 1 to allow the current crop of winter oats to be Harvested.

Services

Lot 1: mains water through a private pipe, purchaser to pay a proportion of the cost of maintaining the pipe

Lot 2: mains water through a private pipe, purchaser to pay a proportion of the cost of maintaining the pipe

Lot 3: no known water supply but benefits from a natural watercourse

Lot 4: no known water supply

Lot 5: mains water through a private pipe, purchaser to pay a proportion of the cost of maintaining the pipe

Lot 6: no known water supply.

Wayleaves Easements & Rights of Way

The property is sold subject to, and with the benefit of all easements and quasi-easements and rights of way, declared and undeclared.

VAT

Not applicable.

Sporting Timber & Mineral Rights

All such rights are included in the sale apart from Sporting Rights which will be excluded from the sale of Lot 6 alone.

Local Authorities

Wrexham County Borough Council
www.wrexham.gov.uk

Viewings

Any of the Lots 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.

Health & Safety

The Agents advise that all perspective purchasers when viewing the land to take due care, and wear appropriate footwear.



Lot 1: spider.multiples.expectant

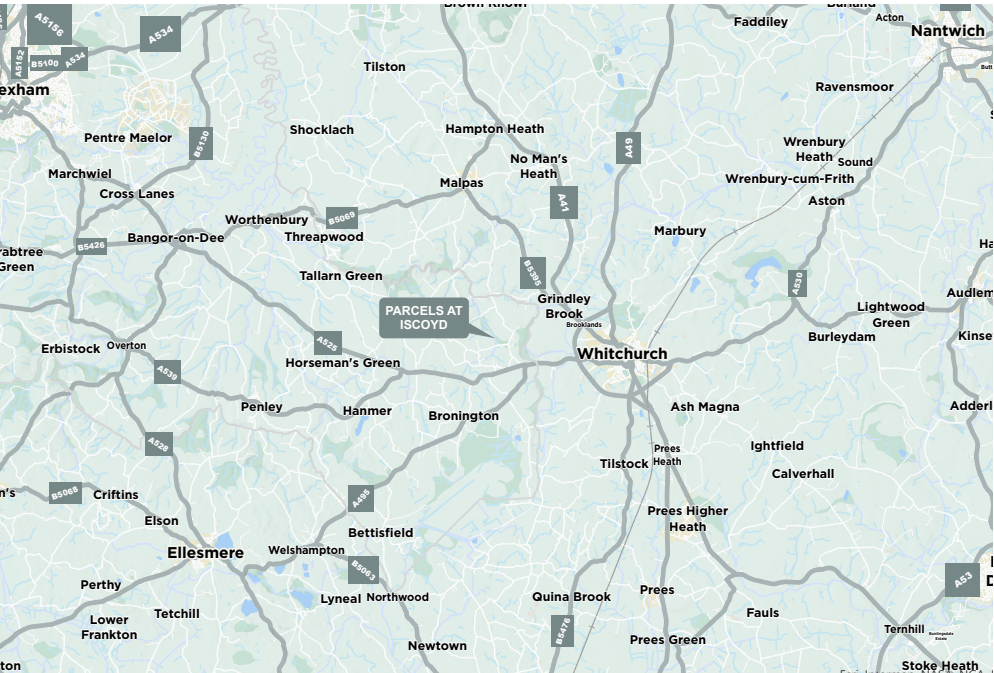
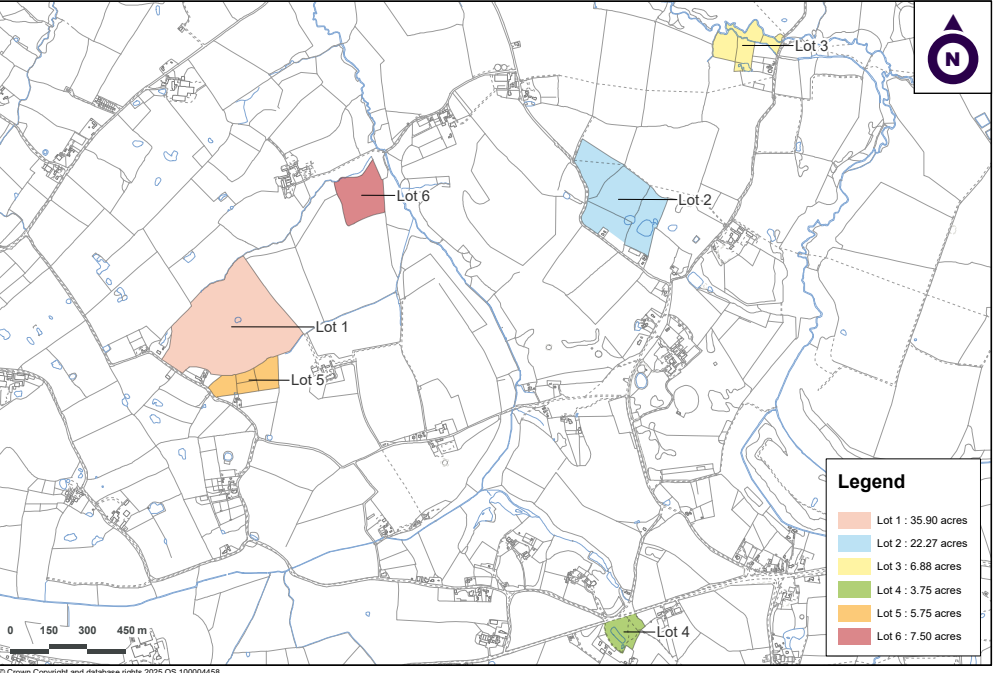
Lot 2: streaking.bigger.factoring

Lot 3: dolphin.described.utensil

Lot 4: mindset.majority.punctured

Lot 5: hamper.coil.shredder

Lot 6: bullion.pose.crazy





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