



**Agricultural Land at Nebo , Llanrwst, LL26 0TF  
POA**

**An opportunity to purchase a single parcel of land extending to 27.21 Hectares (67.23 Acres) or thereabouts of agricultural land at Nebo, Llanrwst.**

**The land benefits convenient roadside access and natural water supply. There is also a small quarry on site the continued use of which is subject to statutory consents.**

**FOR SALE BY INFORMAL TENDER  
Tender Close : 12 noon on Friday 22nd October, 2021**

## GENERAL REMARKS

### LOCATION

From the A5 in the village of Pentrefoelas turn up to join the B5113 towards Nebo. Follow the road over two cattle grids and take the next right turn the gate will then be located on the left hand side.

### DESCRIPTION

Agricultural Land extending to 27.21 hectares (67.23 acres) or thereabouts benefiting roadside access.

Schedule

Field No Area

SH8554 0464 27.21 ha (67.23 acres) or thereabouts

### TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

### SERVICES

The land benefits natural water supply.

### VIEWING ARRANGEMENTS

Viewing arrangements are at any time (on foot only) upon production of a copy of the brochure details as a permit. The agent nor the vendor will be not be held liable for any injuries which may be sustained whilst visiting the land. To arrange a viewing contact the vendor Mr D Jones on 07766394112.

### MODE OF SALE

The land is offered for sale by INFORMAL TENDER. All tenders should be submitted on the attached form sent to Clough & Co, 45 High Street, Denbigh, LL16 3SD marked 'NEBO LAND' by 12 noon on Friday 22nd October, 2021.

Tender forms are available from the Denbigh Office.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

### TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

## PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

### IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 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 services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. 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. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. 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 specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

### DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

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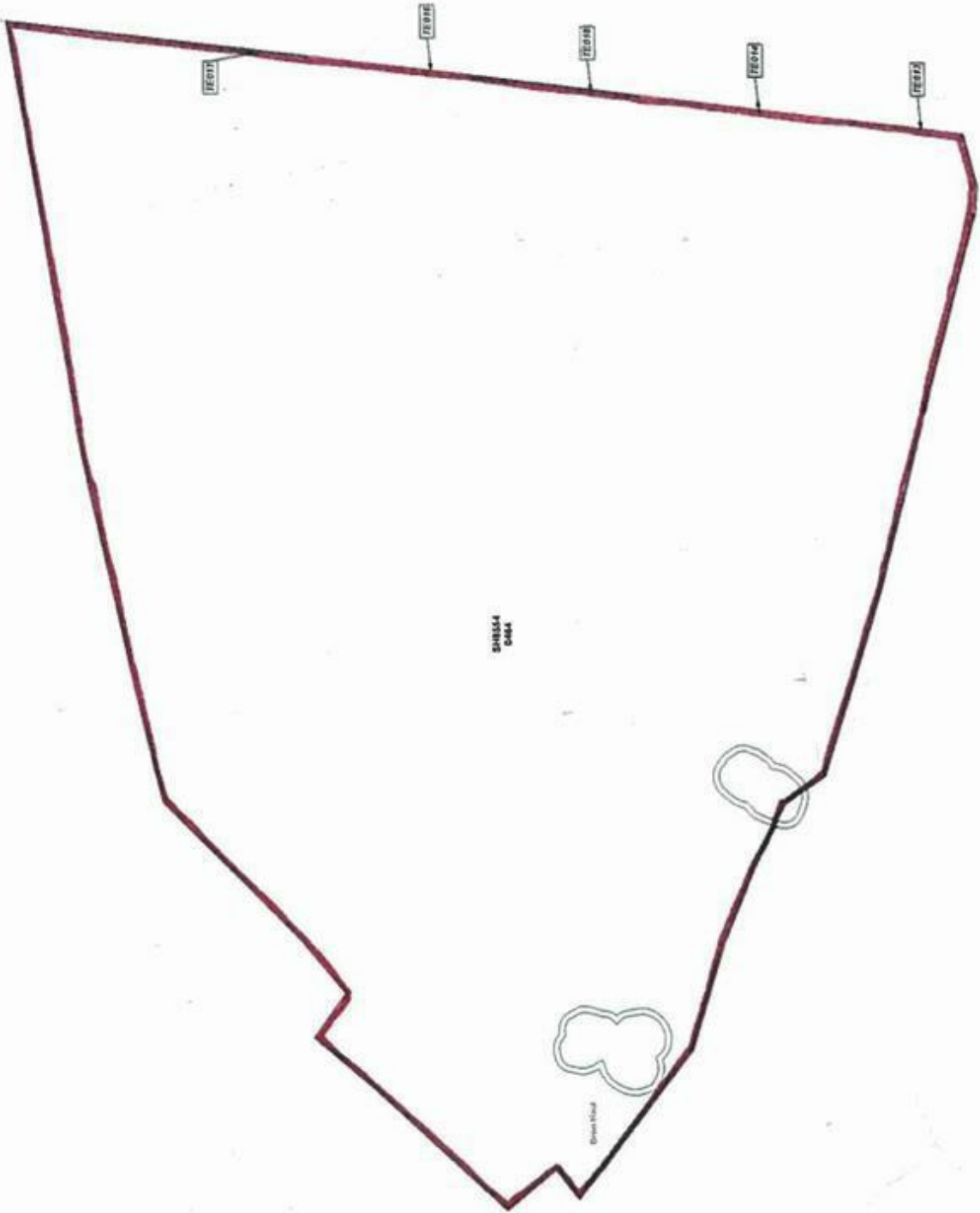
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PLAN FOR IDENTIFICATION  
PURPOSES ONLY

SITE PLAN

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