



Agricultural Land known as Fachell Fawr Kinmel Bay, Rhyl, LL18 5ET POA

An opportunity to purchase a single parcel of excellent quality agricultural land extending to approximately 22.93 acres (9.27 hectares). The land benefits natural water supply and is of level topography.

**FOR SALE BY INFORMAL TENDER
TENDERS CLOSE AT 12 NOON ON FRIDAY 17TH JUNE, 2022**

This sale is being conducted through our Denbigh Office (Tel : 01745 812049)

GENERAL REMARKS



INTRODUCTION

Clough & Co are proud to be instructed to offer this productive block of agricultural land extending to 22.93 acres (9.27 hectares). The land is situated within an area recognised for its productive soil structure being of excellent stock rearing quality.



DIRECTIONS

From our Denbigh office proceed towards St Asaph on the B5381 lower Denbigh road, at the roundabout in St Asaph take the second exit towards Rhyl onto the A525 dual carriageway. At the roundabout take the 1st exit towards Kinnel Bay, at the next roundabout take the third exit signposted Kinnel Bay, stay on this road until you reach the traffic lights near Asda and then take a right onto the A548 (Foryd) road, stay on this road until you reach the Harbour Pub Restaurant before the bridge and bear right, stay on this road passing the small industrial estate and proceed under the bridge, take a left hand turn down Green Avenue road and the green gate can be seen at the end of the road which leads to the right of way access (please find the access route on the attached Google map highlighted pink).

The land is accessed via a right of way across two fields.

SERVICES

We are led to believe that the land has natural water supply.

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

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

MODE OF SALE

The property is offered for sale by Informal Tender. All tenders should be submitted on the form attached to this brochure and should be received at Clough & Co, 45 High Street, Denbigh, LL16 3SD in a sealed envelope marked "LAND AT FACHELL FAWR". All tenders must be received at our Denbigh office by 12 noon on Friday 17th June, 2022.

Tender forms are available from the Denbigh Office.

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale/sold excluding any Basic Payment Scheme Entitlements.

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.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT such tax will be payable in addition by the purchaser.

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.

SITE PLAN



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LANDMARK INFORMATION

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Printed Scale: 1:1000. Paper Size: A4

**FOR IDENTIFICATION
PURPOSES ONLY**

