



## **Meyarth Land , Bryn Saith Marchog, Corwen LL21 9RY POA**

**An excellent opportunity to acquire 27.32 acres (11.05 hectares) or thereabouts of agricultural land benefiting a convenient location with direct roadside access being situated 0.5 miles or so from the A494 Ruthin to Corwen road and maybe of interest to a wide spectrum of purchasers.**

**Lot 1 - 19.81 acres (8.02 hectares) or thereabouts of Agricultural Land**

**Lot 2 - 7.51 acres (3.04 hectares) or thereabouts of Agricultural Land**

**FOR SALE BY INFORMAL TENDER - Tenders close at 12 noon on Friday 18th August, 2023**

**This sale is conducted through our Denbigh Office (Tel No : 01745 812049)**

## GENERAL REMARKS

### SITUATION

The land is situated on the fringes of the village of Bryn Saith Marchog, a small village standing on the A494 Ruthin to Corwen road. Bryn Saith Marchog is some 2.5 miles or so from the village of Gwyddelwern and 7 miles or so from the Historical Market Town of Ruthin.



### DIRECTIONS

From Ruthin take the A494 towards Bala. Stay on this road driving through the village of Pwllglas. Upon reaching the village of Bryn Saith Marchog turn right where signposted Melin y Wig. Stay on the road for approximately 0.5 mile and both Lot 1 and Lot 2 can be seen on your right hand side.

### LOT 1

A productive block of agricultural land conveniently situated 0.5 miles or so from A494 Ruthin to Corwen road and extending to 19.81 acres or thereabouts (edged red on the attached site plan) which benefits several road frontage access points (one being over a right of way coloured green on the site plan). The land is of excellent grazing capacity with a particular parcel being suitable for cropping purposes. In addition to the pasture land there is a small pocket of woodland being mature hardwood trees. A further attribute includes cattle/sheep handling facilities. The land benefits natural water supply which bounds the River Clwyd.



### LOT 2

A block of land extending to approximately 7.51 acres or thereabouts (edged blue on the attached site plan) which benefits direct road frontage access and maybe suitable for a range of uses (subject to all necessary consents) to include agriculture, forestry, carbon off-setting and those seeking amenity land.



### ADDITIONAL PHOTOGRAPH



### VIEWING ARRANGEMENTS

Viewing arrangements are at any reasonable time (on foot only) upon production of a copy of the brochure details as a permit.

### SERVICES

We are given to understand that the land benefits 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

### 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 "MEYARTH LAND". All tenders must be received at our Denbigh office by 12 noon on Friday 18th August, 2023.

Tender forms are available from the Denbigh

### **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 purpose of VAT such tax will be payable in addition by the purchaser.

### **IMPORTANT**

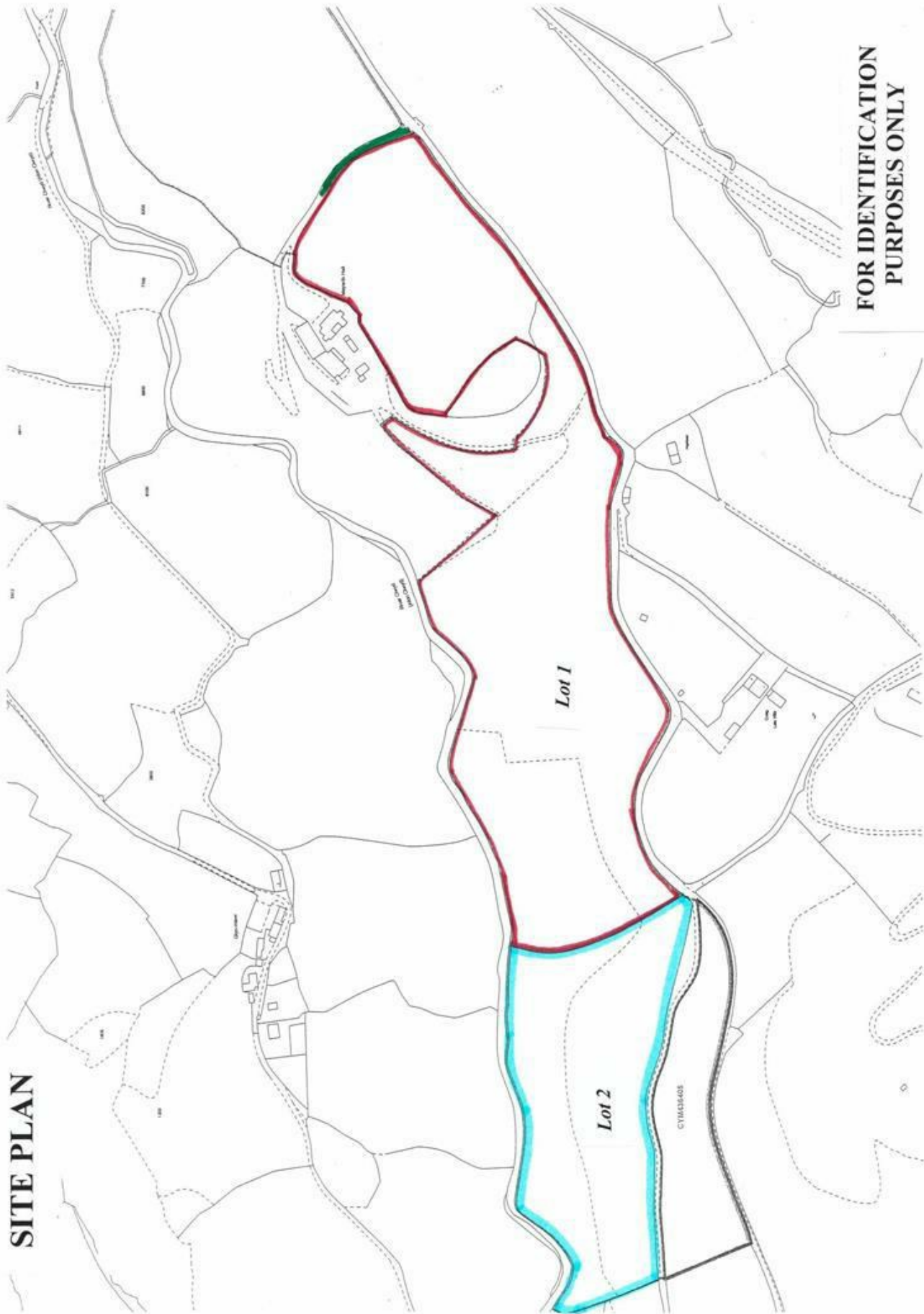
1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, 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.

FOR IDENTIFICATION  
PURPOSES ONLY



SITE PLAN

