



## Land at Bryn Rhyd Yr Arian, Denbigh, LL16 5NR Offers In Excess Of £50,000

A useful parcel of land extending to 2.26 acres or thereabouts situated on the outskirts of the Hamlet of Bryn Rhyd yr Arian and being some 7 miles or so from the Market Town of Denbigh, 2 miles or so from the village of Llansannan and 3 miles or so from the village of Llanefydd. The land benefits good roadside access, natural water and maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts or those seeking amenity land.

FOR SALE BY INFORMAL TENDER  
Tenders Close at 12 noon on Wednesday 14th February, 2024

The sale of this property is conducted through our Denbigh Office (Tel No : 01745 812049)

## GENERAL REMARKS

### DIRECTIONS

From our Denbigh office proceed down Bridge Street, at the roundabout take the second exit towards Henllan, continue on the B5382 driving through Henllan. Stay on this road for approximately 4.5 miles, upon reaching the Hamlet of Bryn Rhyd yr Arian take a sharp right hand turn signposted Llanefydd. Stay on this road for approximately 500 yards and the land can be seen on your right hand side.



### DESCRIPTION & SITUATION

An opportunity to acquire a useful parcel of land which extends to 2.26 acres or thereabouts with good roadside access and the benefit of natural water. The land is currently laid down to pasture and is allocated into two convenient parcels. The land benefits two access points (one vehicle and one pedestrian) and includes good hedge and fence boundaries. Situated on the land is a former stable, which benefits planning permission.



### 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

Natural water.

### VIEWING ARRANGEMENTS

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

### 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 Bryn Rhyd yr Arian". All tenders must be received at our Denbigh office by 12 noon on To be confirmed

## 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

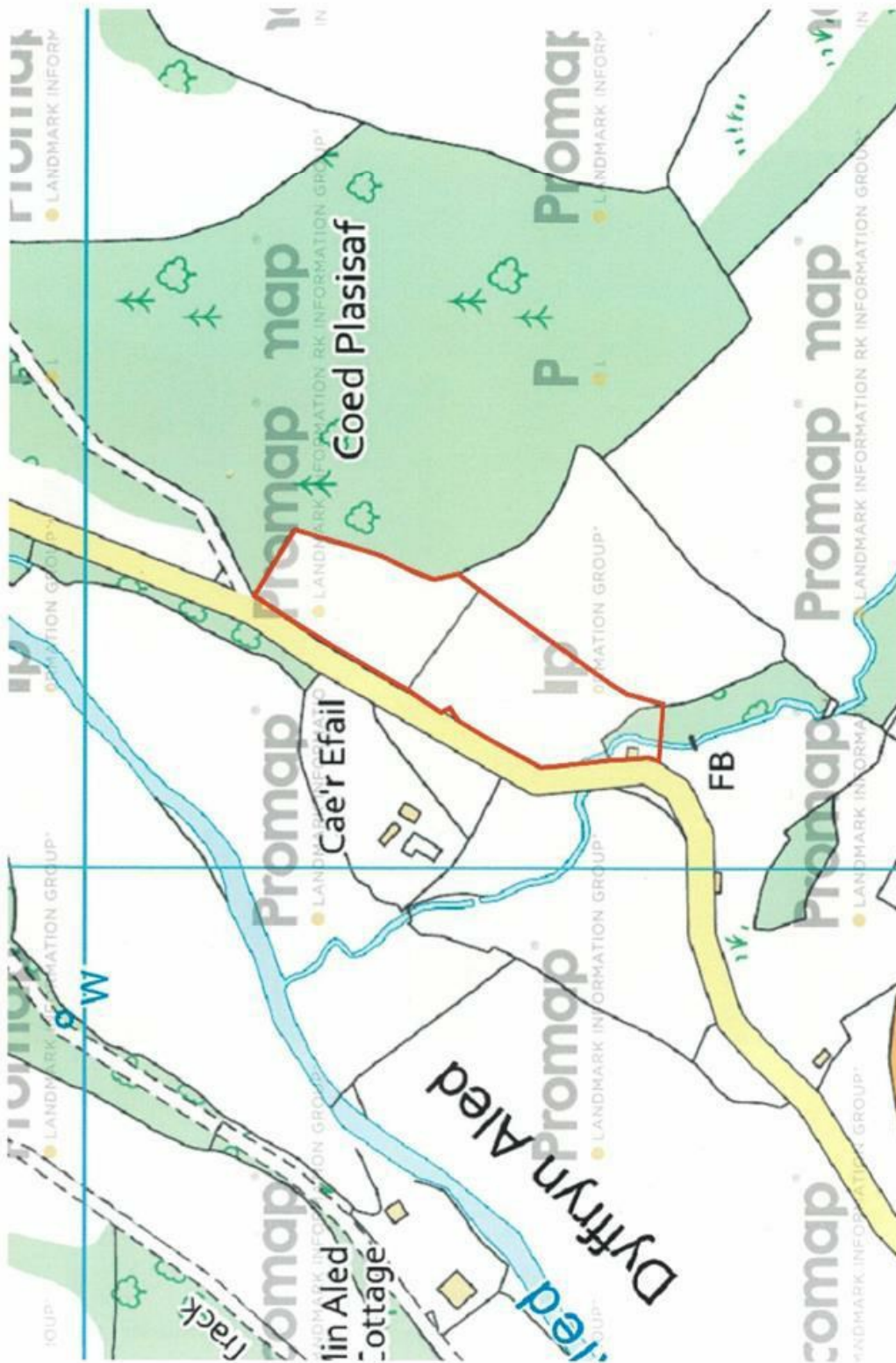
These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in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

## DISPUTES

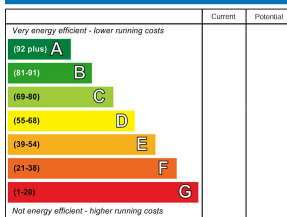
Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall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

## SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

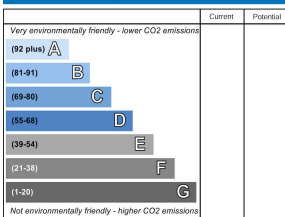


**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

45 High Street, Denbigh, Clwyd, LL16 3SD  
 Tel: 01745 812049 | Fax: 01745 812180  
 enquiries@cloughco.com  
 www.cloughco.com



**— CLOUGH & CO —**  
 Residential, Agricultural, Commercial  
 Auctioneers, Valuers, Surveyors, Land & Estate Agents