



Land at Llanrhaeadr, Denbigh, LL16 4PL **Guide Price £470,000**

An opportunity to purchase excellent quality agricultural land extending to 31.60 acres (12.78 hectares) as a whole or as three separate lots. The land is conveniently allocated into 3 blocks being situated on the edge of the village of Llanrhaeadr benefiting direct roadside access with mains water supply/or maybe connected with exceptional views of the Vale of Clwyd and Clwydian Range. The land maybe of interest to a wide spectrum of purchasers to include for agricultural purposes, equestrian enthusiasts, those seeking amenity land or investors.

FOR SALE BY INFORMAL TENDER
Tenders close at 12 noon on Friday 26th April, 2024

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is situated on the edge of the village of Llanrhaeadr, a popular village standing on the A525 Ruthin to Denbigh road. Llanrhaeadr is some 3 miles or so from the Market Town of Denbigh and 5 miles or so from the Market Town of Ruthin.

From our Denbigh office proceed down Vale Street, taking a right at the traffic lights onto the A543 Ruthin road. At the roundabout take the third exit onto the A525 road, drive through the village of Llanrhaeadr, and take a right opposite the residential development site. Stay on this road, take the next left signposted Bontuchel and Cyffylliog, continue on this road taking the next left opposite Wern Chapel, proceed on this road and Lot 2 can be seen on your left hand side signposted Clough & Co for sale board. Continue on this road and Lot 1 can be seen on your left hand side signposted Clough & co for sale board and for Lot 3 take a right hand turn, proceed on this road and Lot 3 can be seen on your left hand side signposted Clough & Co for sale board.

DESCRIPTION

The land extends to approximately 31.60 acres (12.78 hectares) and is available as a whole or in three separate lots.

LOT 1

A productive block of land extending to 8.82 acres (3.56 hectares) or thereabouts edged red on the attached plan which benefits several road frontage access points. The land is suitable for both grazing and cropping purposes and benefits fantastic views. The land benefits mains water supply.



LOT 1 - ADDITIONAL PHOTOGRAPHS



LOT 2

A block of land extending to approximately 11.72 acres (4.74 hectares) or thereabouts edged green on the attached plan which includes road frontage access and benefits from a hardcore track running alongside the land. The land benefits mains water supply.



LOT 2 - ADDITIONAL PHOTOGRAPHS



LOT 3

A useful block of land extending to approximately 11.06 acres (4.47 hectares) or thereabouts edged blue on the attached plan. The land is of excellent grazing and cropping capacity being gently sloping in terms of topography. The land benefits impressive views of open countryside and beyond and includes road side access. The land bounds a stream which may provide natural water supply. We have been notified by Welsh Water Developers Services that a prospective purchaser may connect to the water main situated within the minor road. Please ask agents for further details.



LOT 3 - ADDITIONAL PHOTOGRAPHS



VIEWING ARRANGEMENTS

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

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 "LAND AT LLANRHAADR". All tenders must be received at our Denbigh office by 12 noon on Friday 26th April, 2024

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

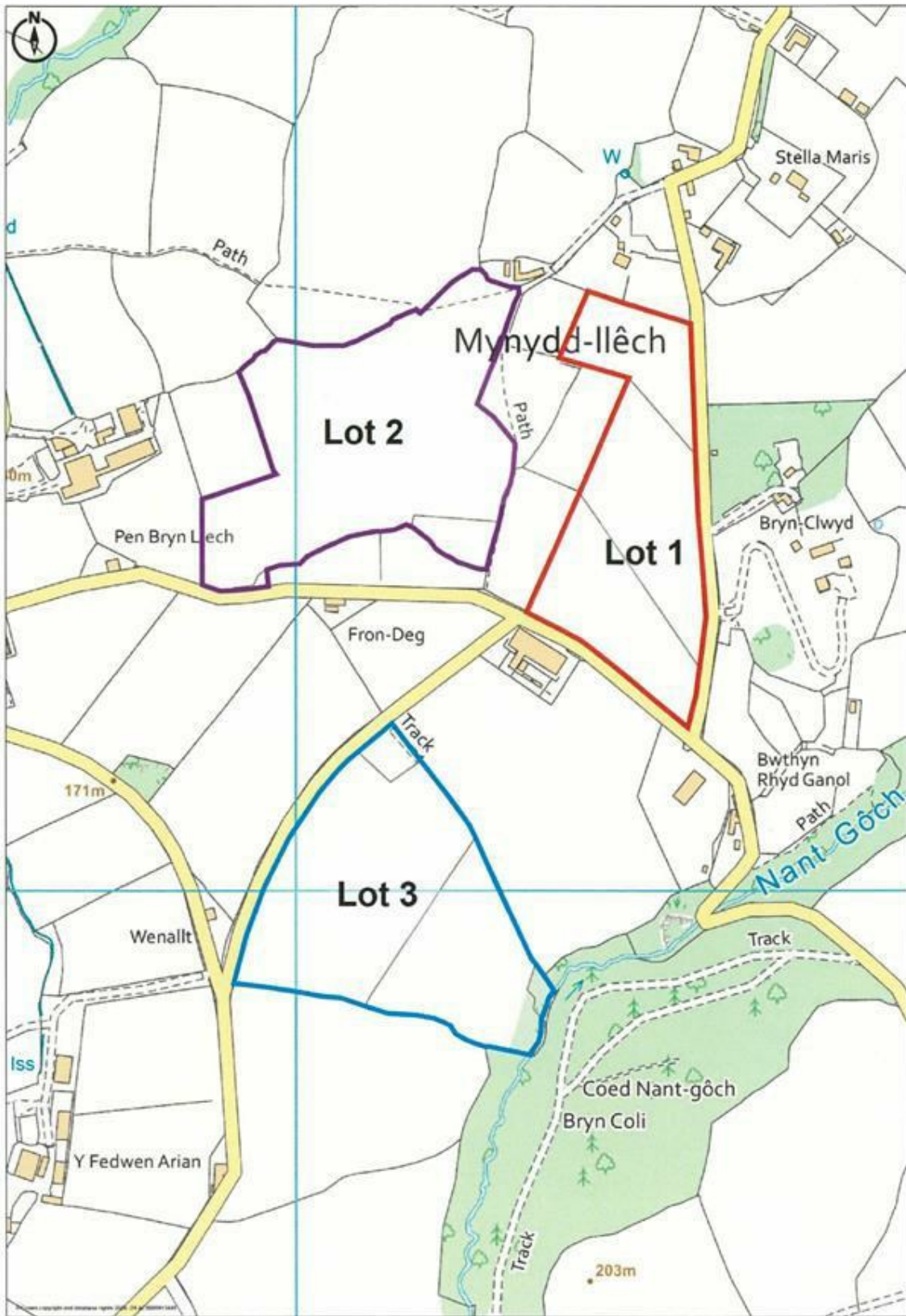
Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser.

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.



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LANDMARK INFORMATION

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Printed Scale: 1:4500 Paper Size: A4

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