

**Land adjoining Cae Gwyn, Privy Lane, Denbigh, LL16 4PP
Guide Price £960,000**

An unique opportunity to purchase 53.43 acres (21.62 hectares) of convenient agricultural land occupying a prime and accessible location just off the A525 road (Denbigh By-Pass). The land is of excellent quality being capable of growing maize and various arable crops and also benefits mains water.

**FOR SALE BY FORMAL TENDER
Tenders Close at 12 noon on Friday 2nd August, 2024**

GENERAL REMARKS

SITUATION & DIRECTIONS

This convenient block of highly productive land is situated on the outskirts of the Market Town of Denbigh just off the A525 road (Denbigh By-Pass).

From our Denbigh office proceed down Vale Street, at the traffic lights take a right onto Ruthin Road, at the roundabout take the first exit onto the Denbigh By-Pass and take the next right turn onto Privy Lane signposted Clough & Co for sale board and the gateway access can be seen on your left hand side as marked blue 'x' on the plan.



DESCRIPTION

Very rarely does the opportunity arise to purchase productive agricultural land of quality and optimum acreage in the Vale of Clwyd. The land is capable of growing maize and various other crops. The land is level in terms of topography and is conveniently allocated into 5 parcels. 4 out of 5 benefiting mains and natural water supply. Viewing is highly recommended in order to appreciate the true quality and capability of this unique block of land.



SERVICES

The land benefits mains and natural water supply.

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

This property is offered for sale by Formal Tender. All tenders are to be submitted on the tender form provided by the vendors solicitors (being accompanied with the appropriate deposit sum). All tenders to be sent to Clough & Co, 45 High Street Denbigh, LL16 3SD in a sealed envelope marked "DENBIGH LAND". All tenders must be received by 12 noon on Friday 2nd August, 2024 and accompanied by payment of the appropriate deposit made payable to Guthrie Jones & Jones, Denbigh being 10% of the amount tendered. Only the successful buyer(s) deposit will be encashed with any deposit for unsuccessful tenderers being returned by post. Acceptance of the tender by the vendors in this manor will constitute exchange of contractors for sale, so intending purchasers are advised to make themselves familiar with the contract terms (and any acceptance of a tender by the vendors will be on the basis that these documents have been inspected and agreed).

The vendors will not be bound to accept the highest or any tenders. All tenderers will be notified by the 9th August, 2024. To endeavor to avoid duplicate of offers it is suggested that the tenders submitted should be for an uneven monetary amount.

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

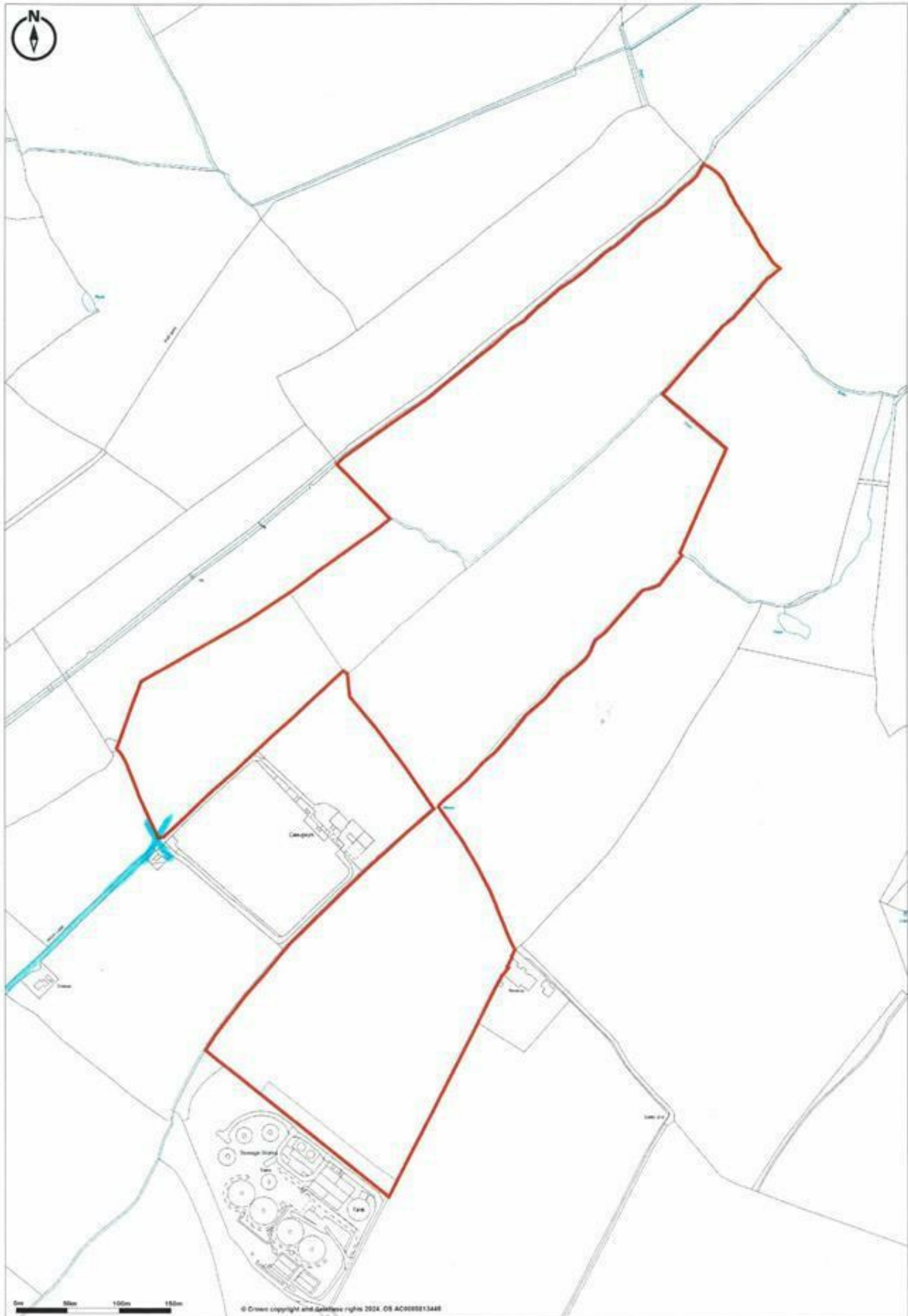
1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services,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

VENDORS SOLICITORS

Guthrie Jones & Jones, 29 Ruthin Road, Denbigh, LL16 3EH -
Tel No 01745 814817 (For the attention of Mr Osian Roberts)



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LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

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Auctioneers, Valuers, Surveyors, Land & Estate Agents