



**Agricultural Land formerly part of Rhesgoed Llanbedr Dyffryn Clwyd,
Ruthin, Denbighshire LL15 1YE
Offers In The Region Of £295,000**

**An excellent opportunity to acquire 29.74 acres (12.03 hectares) or
thereabouts of agricultural land conveniently situated on the A494
Ruthin to Mold Road with good roadside access and piped water supply.**

**FOR SALE BY INFORMAL TENDER
Tenders Close 12 noon on Wednesday 23rd October, 2024**

GENERAL REMARKS

Rarely does the opportunity arise to purchase a parcel of agricultural land in this area, which is conveniently situated on the outskirts of the village of Llanbedr Dyffryn Clwyd and being some 3.6 miles from the Market Town of Ruthin and approximately 7.5 miles from the Market Town of Mold. The land is currently laid down to pasture and is in 6 convenient enclosures with good hedge and fence boundaries. The main access to the land is directly off the A494 Ruthin to Mold Road (marked yellow 'x' on enclosed plan). There is also daytime access via Rhesgoed Farm (marked green on enclosed plan). The land also has the benefit of piped water.

DIRECTIONS

From the Ruthin office proceed to the A494 Ruthin to Mold road and continue through the village of Llanbedr DC. Continue on this road for approximately 0.6 mile and the land is situated on the right hand side which will be identified by a For Sale Board. Access to the land from a lay-by on the A494 via a 16ft gate.

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 at any reasonable time (on foot only) upon production of a copy of the brochure details as a permit. The agents nor the vendors will be held liable for any injuries which may be sustained whilst viewing the land.

SERVICES

We are given to understand the land benefits piped water supply. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

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 RHESGOED". All tenders must be received at our Denbigh office by 12 noon on Wednesday 23rd October, 2024

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.

IMPORTANT

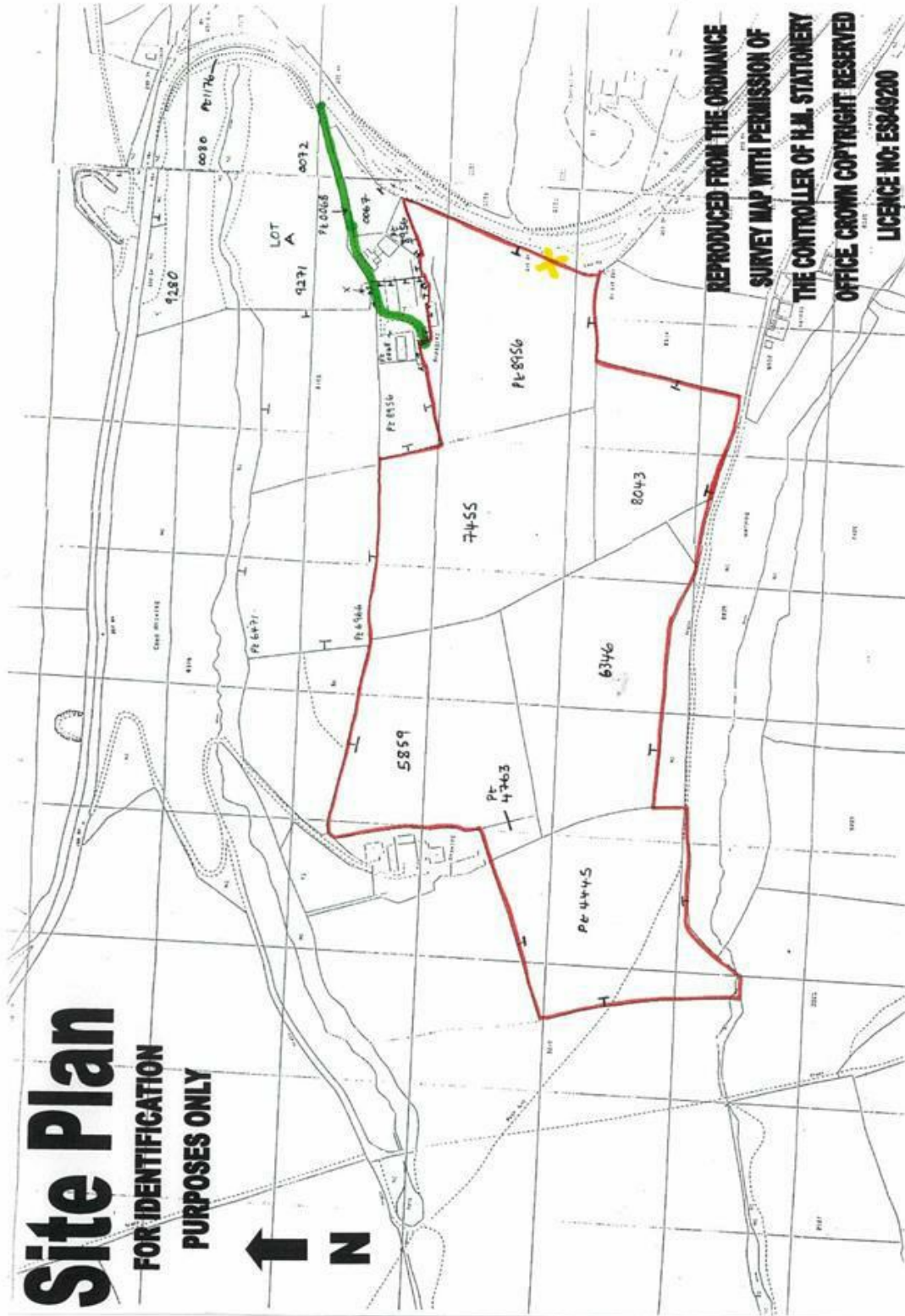
1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services,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

FOR IDENTIFICATION
PURPOSES ONLY



REPRODUCED FROM THE ORDINANCE
SURVEY MAP WITH PERMISSION OF
THE CONTROLLER OF H.M. STATIONERY
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