



## **Meifod Land Groes Road, Colwyn Bay, LL29 8YP**

### **Guide Price £750,000**

**A unique opportunity to purchase approximately 58.17 acres (23.54 hectares) of prime agricultural land occupying an accessible location a short distance off the A55 North Wales Expressway. The land is of excellent quality being capable of growing maize and various arable crops and is either freely draining or benefits from drainage work and mains water supply. Viewing is highly recommended in order to appreciate the true quality and capability of the land edged red on the attached plan.**

**FOR SALE BY FORMAL TENDER**  
**Tenders Close at 12 noon on Wednesday 11th December, 2024**



## GENERAL REMARKS

### SITUATION & DIRECTIONS

Meifod is set in a quite semi rural location yet only approximately one mile from Colwyn Bay and its newly developed promenade and with Snowdonia on its doorstep. The idyllic village of Llanellian includes a busy village hall and public house with the nearby coastal town of Colwyn Bay providing a more comprehensive offering. The local area provides a plethora of recreational activities with many of North Wales famous beaches within a short distance providing miles of uninterrupted coastal line to explore. Eirias Park is located approximately one mile which hosts numerous entertainment and sporting events with the popular Venue Cymru also located within close proximity. Colwyn Bay has an abundance of secondary educational facilities with numerous public and private educational facilities within its locality including the renowned Rydal Penrhos private school which is within 2 miles. Meifod is also perfectly situated for commuting with close access to the A55 North Wales Expressway providing easy access both east and west bound with direct access to the commercial centres of the north west.

From our Denbigh office proceed to St Asaph taking the A55 North Wales Expressway. Take junction 22 towards Old Colwyn and at the roundabout take the fourth exit onto Abergele road A547, at the next roundabout take the first exit onto Groes road, proceed on this road until you find the land on your right hand side signposted Clough & Co for sale board.



### ACCESS

The land benefits direct road frontage access.



### SERVICES

Mains and Natural Water.

### VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

### 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 "MEIFOD LAND". All tenders must be received by 12 noon on Wednesday 11th December, 2024 and accompanied by payment of the appropriate deposit made payable to Lanyon Bowdler 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 manner will constitute exchange of contracts 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 acceptance the highest or any tenders. To endeavor to avoid duplicate of offers it is suggest that the tenders submitted should be for an uneven monetary amount.

### CONTRACT CONDITIONS

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection at Lanyon Bowdler, Conwy Office.

## **BASIC PAYMENT SCHEME**

For the avoidance of doubt the sale/sold excluding any Basic Payment Scheme Entitlements.

## **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.

## **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**

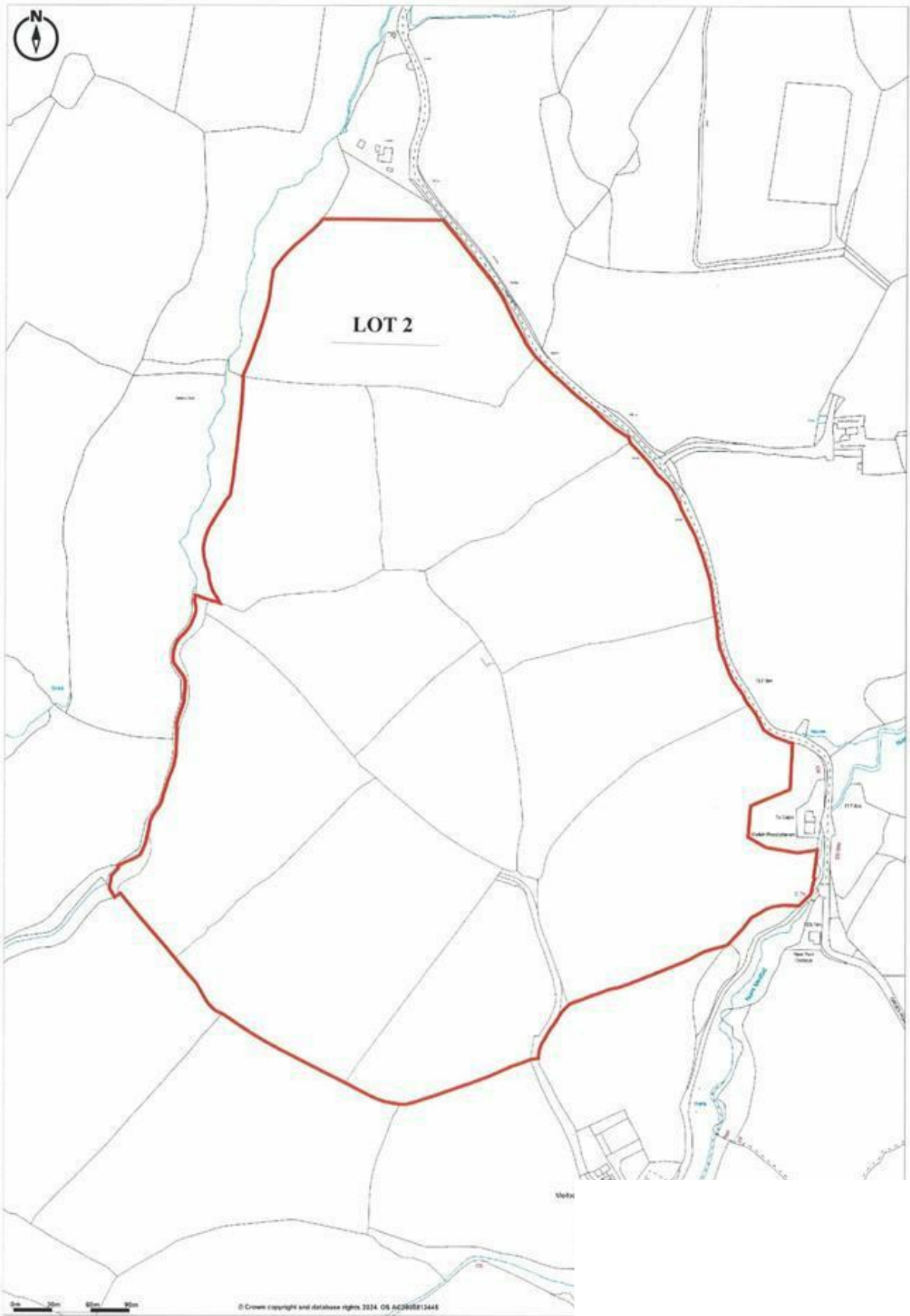
These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in 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.

## **VENDORS SOLICITORS**

Lanyon Bowdler, Riverside Business Park, 1 & 2 Connaught House, Benarth Rd, Conwy LL32 8UB - Tel No : 01492 557070 (For the attention of Mr Edward Nutting)



**Promap**  
LANDMARK INFORMATION

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

