



## **Land formerly part Ty Isa Waen, St Asaph, LL17 0AA**

### **Guide Price £120,000**

A conveniently located block of good agricultural land extending in total to approximately 12.80 acres (5.18 hectares) benefiting direct road frontage access and mains water supply. The land includes a prominent and convenient position being situated on the edge of the City of St Asaph, a two minute drive from the A55 North Wales Expressway. The land may be of interest to a wide spectrum of purchasers and viewing is highly recommended.

**FOR SALE BY FORMAL TENDER**  
**Tenders Close 12 noon on 23rd June, 2025**

**Telephone No : 01745 812049**  
**Email : [enquiries@cloughco.com](mailto:enquiries@cloughco.com)**



**Guide Price :- £120,000 to £200,000**

## **GENERAL REMARKS**

### **SITUATION & DIRECTIONS**

The land is situated just off the A5429 road being situated 2.8 miles or so north east of the City's of St Asaph and 2.5 miles or so south east of the Town of Rhuddlan.

Upon entering St Asaph on the lower Denbigh road (A525) at the main roundabout take the third exit onto the A55 North Wales Expressway, take the first exit sign posted Rhualt and Tremeirchion onto the B5429 road, stay on this road and keep left and the land can seen on your left hand side signposted Clough & Co for sale board.



### **DESCRIPTION**

A block of land extending to approximately 12.80 acres (5.18 hectares) contained within two main enclosures and enjoys good road frontage access. The land is suitable for both grazing and mowing purposes and is of a level nature in terms of topography. Due to its location the land maybe of interest to a wide spectrum of prospective purchasers to include farmers, equine enthusiasts or those seeking amenity land.



### **SERVICES**

The land benefits mains water supply.

### **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.

### **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 "TY ISA WAEN LAND". All tenders must be received by 12 noon on 23rd June, 2025 and accompanied by payment of the appropriate deposit made payable to Swayne Johnson, Ruthin 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.

The successful purchaser will be informed no later than 7 days from the date of the tender closing date.

### **CONTRACT OF SALE**

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection at Swayne Johnson, Ruthin 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**

Swayne Johnson, 23 Clwyd Street, Ruthin, LL15 1HH  
(Tel No : 01824 703833) - For the attention of Caryl Vaughan



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Printed Scale - 1:2500 Paper Size - A4

**Promap**  
LANDMARK INFORMATION

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