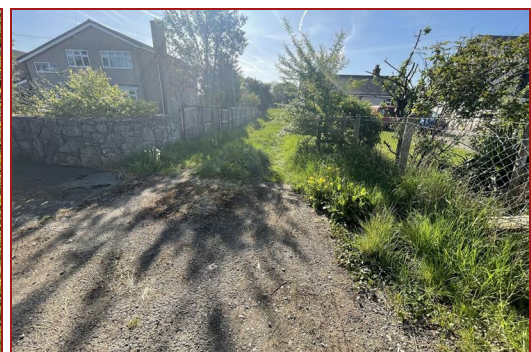




Land at Rhewl, Rhewl, Ruthin, Denbighshire LL15 2UD

Guide Price £100,000

An opportunity to purchase productive agricultural land extending in total to 3.47 acres (1.40 hectares) conveniently situated on the edge of the popular village of Rhewl within the Vale of Clwyd. The land benefits road frontage access with mains water supply and maybe of interest to a wide spectrum of purchasers to include agricultural, equestrian enthusiasts, those seeking amenity land or developers/investors. The land is situated on the edge of the development boundary for the village of Rhewl within the Denbighshire Local Development Plan and may have potential subject to all necessary consents.

FOR SALE BY INFORMAL TENDER

Tenders Close 12 noon Friday 4th July, 2025

Telephone Number : 01745 812049

Email : enquiries@cloughco.com

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is situated on the edge of the community village of Rhewl, Denbighshire on the A525 road between Ruthin and Denbigh. The village is much centered around the public house known as the Drovers Arms and is some 1 mile or so from the Historical Market Town of Ruthin and 6 miles or so from the Historical Market Town of Denbigh.

From our Ruthin office take a right, at the roundabout, take the second exit onto the A525 road towards Denbigh upon reaching the village of Rhewl take a right signposted Llandyrnog, stay on this road and the entrance to the land can be seen on your right hand side signposted Clough & Co for sale board.



DESCRIPTION

The land extends in total to approximately 3.47 acres (1.404 hectares) and is of good quality being suitable for grazing, cropping and certain arable production. The land is level in terms of topography being of optimum acreage. The land is subject to an overage clause whereby the vendor will be entitled to a 50% uplift in the agricultural value over a period of 30 years in the event that planning consent is obtained for any non agricultural use. The overage will be triggered when planning permission is granted.



VIEWING ARRANGEMENTS

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

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

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 "RHEWL LAND". All tenders must be received at our Denbigh office 12 noon on Friday 4th July, 2025

Tender forms are available from the Denbigh Office.

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.

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.

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.

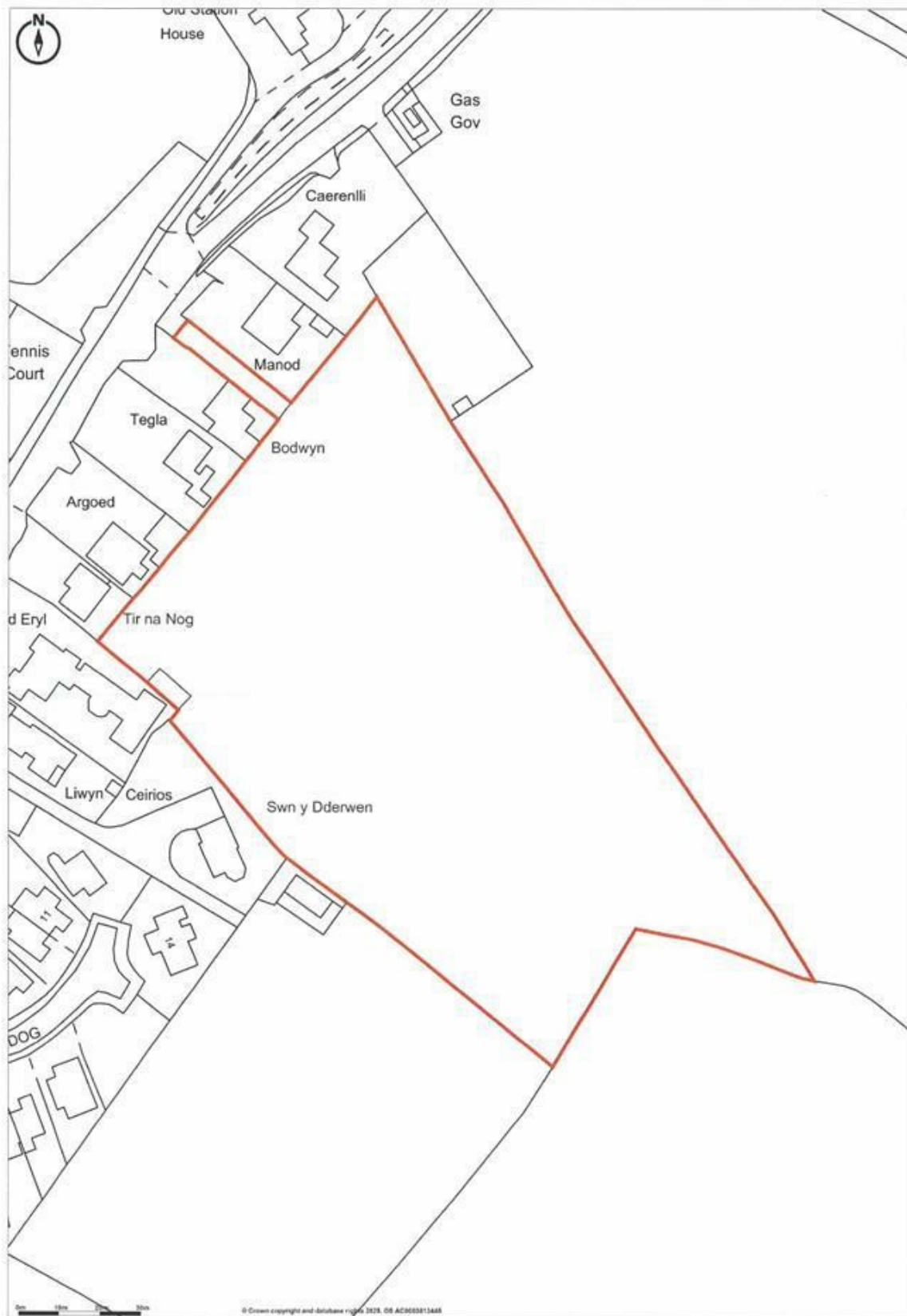
IMPORTANT

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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Auctioneers, Valuers, Surveyors, Land & Estate Agents