



Land at Nannerch , Mold, Flintshire CH7 5RD
Guide Price £180,000

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An opportunity to purchase three unique parcels of quality agricultural land extending in total to approximately 9.59 acres (3.88 hectares) as a whole or as three separate lots. The land is conveniently allocated into three parcels being situated on the edge/within the popular village of Nannerch being 7 miles or so from Mold and within a short drive of the A55 Expressway. The land benefits direct road frontage access which includes possible mains water connection. The land includes planning potential subject to all necessary consents and maybe of interest to a wide spectrum of purchasers to include agricultural, equine enthusiasts, those seeking amenity land or developers/investors.

FOR SALE BY INFORMAL TENDER

Tenders Close 12 Noon on Friday 1st August, 2025

Telephone No : 01745 812049 Email : enquiries@cloughco.com

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is situated in a most delightful setting within the popular village of Nannerch. Nannerch is located in a designated Area of Outstanding Natural Beauty and benefits a wealth of amenities to include primary school, doctors surgery, parish church and popular inn. The Historical Market Towns of Mold and Denbigh are a short distance away which provides a comprehensive range of shopping facilities, leisure facilities, popular restaurants and secondary schools. Whilst being situated in a semi rural location the land is ideally placed for ease of access onto the A55 North Wales Expressway providing good transport links to Chester and the motorway network.

From our Denbigh office proceed down Vale Street, at the traffic lights take a left towards Mold onto the B543, at the roundabout take the third exit onto the A541 road towards Bodfari, stay on this road driving through Bodfari and Afonwen. After driving through Melin y Wig take a right turn opposite the crossroads signposted Nannerch, continue up the small hill and Lot 1 can be seen on your left hand side signposted Clough & Co for sale board. Take a next left towards the primary school and Lot 2 can

be seen on your left hand side signposted Clough & Co for sale board. From Lot 1 instead of taking a left hand turn for Lot 2 take a right hand turn down Pen y Felin Road and Lot 3 can be seen on your right hand side signposted Clough & Co for sale board

DESCRIPTION

The land extends in total to approximately 9.59 acres (3.88 hectares) and is available as a whole or in three separate lots.

LOT 1 - Guide Price £50,000

A productive parcel of land extending to 1.65 acres (0.67 hectares) or thereabouts is for identification purposes only edged red on the attached plan which benefits direct road frontage access. The parcel is situated on the fringes/within the village itself and includes hedge and fence boundaries and may have planning potential subject to all necessary consents. The land lies on the edge of the Nannerch village settlement boundary within the Flintshire Local Development Plan and consequently may have planning potential subject to all necessary consents.

The land is subject to an overage clause whereby the vendor will be entitled to a 30% 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.



LOT 2 - Guide Price £80,000

A unique parcel of land extending to approximately 5.01 acres (2.03 hectares) or thereabouts is for identification purposes only edged green on the attached plan benefiting a convenient but peaceful location and being of optimum acreage. The land is

currently laid to permanent pasture and is suitable for both grazing and cropping purposes and is of a level nature in terms of topography with good hedge and fence boundaries. The land lies on the edge of the Nannerch village settlement boundary within the Flintshire Local Development Plan and consequently may have planning potential subject to all necessary consents.

The land is subject to an overage clause whereby the vendor will be entitled to a 30% 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.



LOT 3 - Guide Price £50,000

A useful parcel of land extending to 2.93 acres (1.19 hectares) or thereabouts is for identification purposes only edged blue on the attached plan. The land is of excellent grazing and cropping capacity which benefits open countryside views and beyond with good road frontage access. The land includes good hedge and fence boundaries.



SERVICES

A successful application to Welsh Water Developers Services has been submitted and approved so that a successful purchaser may connect to the water mains once the sale has completed. To view the quotations and plans provided by Welsh Water Developers Services please ask the selling agents or contact our Denbigh office.

VIEWING ARRANGEMENTS

Viewing arrangements are made at any reasonable time (on foot only) upon production 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

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 NANNERCH LOT 1, 2 OR 3 ". All tenders must be received at our Denbigh office by 12 noon on Friday 1st August, 2025.

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.

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

Swayne Johnson, 23 Clwyd Street, Ruthin, LL15 1HH - Tel No : 01745 703833



