



Land at Rhydtalog Rhydtalog, Mold, CH7 4NU
Guide Price £100,000



Clough
AND Co

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— **CLOUGH & CO** —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents

An opportunity to purchase a unique parcel of good quality agricultural land extending in total to approximately 10.45 acres (4.22 hectares). The land is conveniently situated on the edge of the small rural village of Rhydtalog being only 6 miles or so from the Market Town of Mold. The land benefits direct road frontage access with natural water supply from the River Terrig. The land maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts or those seeking amenity land.

FOR SALE BY INFORMAL TENDER

Tenders Close 12 noon on Friday 19th September, 2025

GENERAL REMARKS

DIRECTIONS

From our Ruthin office proceed onto the A525 road towards Wrexham, at the Llandegla traffic lights take a left signposted Llandegla onto the A5104 road, continue on this road until you reach the village of Rhydtalog. At the traffic lights continue straight on and the land can be seen on your left hand side signposted Clough & Co for sale board.

DESCRIPTION

A productive parcel of land having been recently reseeded extending to 10.45 acres (4.22 hectares) or thereabouts and is for identification purposes edged red on the attached plan. The land benefits direct road frontage access and is situated on the fringes of the rural village of Rhydtalog and includes well maintained hedge and fence boundaries. The land includes a small pocket of mature hardwood/softwood trees which bound the River Terrig. The land is of optimum acreage and is suitable for both grazing and cropping purposes.



SERVICES

Natural water supply.

VIEWING ARRANGEMENTS

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

"RHYDTALOG LAND". All tenders must be received at our Denbigh office by 12 noon on Friday 19th September, 2025.

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.

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.

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.



