



**Land & Outbuildings at Pant Y Celyn,
Trefor, Holyhead , LL65 4TA
Guide Price £300,000**



Clough
AND
Co

Clough & Co are proud to offer to the market a useful block of productive agricultural land to include an extensive range of modern outbuildings extending in total to approximately 30.21 acres (12.22 hectares) benefiting roadside access and possible mains water connection. The property is of a prominent and convenient position being nestled on the edge of the Hamlet of Trefor being only 2.5 miles or so from the A55 North Wales Expressway.

FOR SALE BY INFORMAL TENDER
TENDERS CLOSE 12 NOON ON WEDNESDAY 24TH SEPTEMBER, 2025

GENERAL REMARKS

DIRECTIONS

Proceed along the A55 towards Holyhead, take the exit signposted A4080 (A5), at the roundabout take the third exit signposted Bryngwran, at the next roundabout take the second exit signposted Bryngwran and stay on this road until you reach the Hamlet of Trefor. At the 'T' Junction take a left signposted Bodedern onto the B5109 road. Take the next right signposted Llanddeusant, proceed along this road and the land and outbuildings can be seen on your right hand side signposted Clough & Co for sale board.

DESCRIPTION

An extensive range of practical and modern agricultural outbuildings with productive land extending in total to approximately 30.21 acres (12.22 hectares) shown edged red on the attached plan for identification purposes. The land is contained within 4 conveniently sized parcels being convenient to the outbuildings which include good hedge and fence boundaries and natural water supply . The land is level in terms of topography and is of good quality being suitable for grazing, cropping and certain arable production. The extensive outbuildings have been well looked after over the years and benefit a practical layout providing cattle/sheep housing and implement/fodder store.

OUTBUILDINGS

The outbuildings include :-

Mono pitched steel framed workshop/tractor shed with concrete block walls, corrugated sheeted cladding above under box profile sheeted roof

4 bay steel mono-pitch sheep shed with concrete shuttered walls, sheeted cladding above and roof benefiting concrete floor

4 bay steel frame lean-to cattle/sheep shed with concrete block walls, sheeted cladding above benefiting concrete floor

4 bay steel portal frame silage clamp/cattle shed with shuttered concrete walls, sheeted cladding above and roof benefiting concrete floor with cattle feed barriers

6 bay lean-to steel frame cattle shed with concrete shuttered walls, sheeted cladding above and roof with alleyway benefiting concrete floor and several accessways

Stone under sheeted roof general store

Concrete block lean-to with sheeted roof providing general store

Cattle collecting yard with cattle race and concrete block constructed muck clamp

Please Note : The property will be sold subject to a covenant restricting its use to agricultural use only (please contact the Denbigh office for further information)

ADDITIONAL PHOTOGRAPH

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SERVICES

A successful application to Welsh Water Developer 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 quotation and plan provided by Welsh Water Developer Services please ask the selling agents at our Denbigh Office.

The land includes natural water supply. The outbuilding do not include any mains electricity

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

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 "PANT Y CELN LAND & OUTBUILDINGS". All tenders must be received at our Denbigh office by 12 noon on Wednesday 24th September, 2025.

Tender forms are available from the Denbigh Office.

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

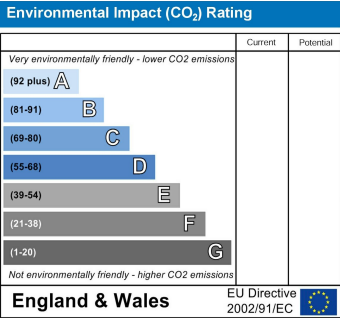
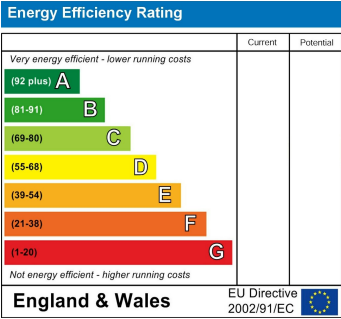
1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, 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.

VENDORS SOLICITORS

Carter Vincent, Port House, Porth Penrhyn, Bangor, LL57 4HN - Telephone Number 01248 362551



Vale Of Clwyd Mart Plas Glasdir, Denbigh Road, Ruthin, LL15 1PB

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— CLOUGH & CO —
Residential, Agricultural, Commercial
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