



Agricultural Land & Outbuildings at Pen y Waen , Llanbedr DC, Ruthin LL15 1SU Guide Price £550,000

An excellent opportunity to acquire a productive block of agricultural land extending in total to approximately 27.72 acres (11.21 hectares) together with a range of modern agricultural outbuildings situated in this sought after area. The land maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts, investors or those seeking amenity land.

**FOR SALE BY FORMAL TENDER
TENDERS CLOSE 12 NOON ON FRIDAY 3RD OCTOBER, 2025**

Guide Price £500,000 to £600,000

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is conveniently situated in the village of Llanbedr DC being some 3 miles or so from the Market Town of Ruthin. what3words ///aced.penned.disengage.



DESCRIPTION

Clough & Co are delighted to have received instructions to offer for sale this productive block of 27.72 acres or thereabouts shown for identification purposes only edged red on the attached plan together with a range of modern outbuildings at Llanbedr DC.

Allocated into convenient enclosures and extending in all to approximately 27.72 acres, this quality block of versatile land offers the opportunity for a range of productive farming systems from arable to stock rearing or even equine enthusiasts.

The land is of level topography, is in good heart and has been completely re-seeded within the last 3 years. The land is well fenced with good roadside access and benefits mains water supply.

For a drone footage of the land please visit our Facebook page.



MODERN OUTBUILDINGS

60x40 Portal steel frame with outside yard and part concrete floor and fibre cement sheets

75x40 Portal steel frame with fibre cement sheets

90x30 Monopitched steel frame with fibre cement sheets

24x24 Monopitched shed with steel box profile sheets

10 Tonne feed bin



ADDITIONAL PHOTOGRAPH



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 strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

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 "PEN Y WAEN LAND, LLANBEDR DC". All tenders must be received by 12 noon on 3rd October, 2025 and accompanied by payment of the appropriate deposit made payable to Guthrie Jones & Jones, Bala 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 suggested 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 CONDITIONS

A copy of the tender form/contract conditions of sale and

tender pack will be available for inspection 10 days prior to the tender closing date.

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale excludes 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.

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.

VENDOR SOLICITORS

Guthrie Jones & Jones, 5 Stryd y Plase, Bala, LL23 7SW -
Telephone Number 01678 520428



Promap
LANDMARK INFORMATION

© Crown copyright and database rights 2025, OS AC0000813445
Plotted Scale - 1:2500, Paper Size - A4

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