



**Land lying to the North East of Green Avenue Kinmel
Bay, Rhyl, LL18 5ET
Offers In Excess Of £30,000**



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

Land lying to the North East of Green Avenue Kinnel Bay, Rhyl, LL18 5ET

Offers In Excess Of £30,000

A rare opportunity to acquire a block of land allocated as saltmarsh extending in total to approximately 27.09 acres (10.96 hectares) situated west of the River Clwyd and nestled conveniently between Kinnel Bay and Rhyl. The land boasts a wealth of opportunities being a wildlife haven for waterfowl and waders and maybe of interest to a wide spectrum of purchasers to include farmers, those looking to promote and enhance the existing wildlife habitat, capitalise upon its environmental diversity net gain and carbon off setting.

FOR SALE BY INFORMAL TENDER
TENDERS CLOSE 12 NOON ON WEDNESDAY 1ST OCTOBER, 2025

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is located west of the River Clwyd between Kinnel Bay and Rhyl being convenient to all necessary amenities.

From our Denbigh office proceed towards St Asaph on the B5381 lower Denbigh road, at the roundabout in St Asaph take the second exit towards Rhyl onto the A525 dual carriageway. At the roundabout take the 1st exit towards Kinnel Bay, at the next roundabout take the third exit signposted Kinnel Bay, stay on this road until you reach the traffic lights and then take a right onto the A548 road, stay on this road until you reach the Harbour Pub Restaurant before the bridge and bear right, stay on this road passing the small industrial estate and proceed under the bridge and the access tracks can be seen on your left hand side signposted Clough & Co for sale board.

DESCRIPTION

In addition to its biodiversity and wildlife potential the land has previously been utilised to rear top quality saltmarsh beef cattle. Due to its location, the land may also be of interest to those neighbouring property owners seeking amenity land. The land benefits a right of way access route from the believed named and adopted county highway.

Using the land registry title plan and promap mapping service. The land amounts to approximately 27.09 acres (10.96 hectares). The land is shown for identification purposes only edged red and a copy of the plan is available from our Denbigh office.



SERVICES

The land benefits mains water supply.



SPORTING RIGHTS

The sporting rights are included in so far as they are owned.

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 "KINNEL BAY LAND". All tenders must be received at our Denbigh office by 12 noon on Wednesday 1st October, 2025.

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.



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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.

FORM OF TENDER SUBJECT TO CONTRACT

Please forward this tender form in a sealed envelope to Clough & Co,
45 High Street, Denbigh, LL16 3SD marked 'KINMEL BAY LAND'
by 12 noon on Wednesday 1st October, 2025

I/We (Full Name(s))

of (Address)

(Tel No)

Offer to purchase Land lying to the North East of Green Avenue, Kinmel Bay, LL18
SET

from the vendors (subject to contract) at the price of

.....pounds sterling

(£.....)

In addition to being subject to contract my/our offer is conditional to :-

1. Loan/MortgageYes/No*
2. The completion of the sale of an existing propertyYes/No*
If Yes, please state :-
The address of the property
a) Contracts have been exchanged in the sale of this property.....Yes/No*
b) An offer have been accepted, subject to contract, but contracts not been exchanged.....Yes/No*
c) The property is being marketed for sale by an Agent but no offer is presently accepted...Yes/No*
d) The Estate Agent involved in selling my/our property is (Name & Address please) :-
3. Any additional conditions, please specify

My/Our Solicitors are :-

Name

Address

Ref

IF A OFFER IS SUBMITTED WOULD ALL THE OFFERORS PLEASE SIGN & COMPLETE THIS FORM

Signature (s) Date

Name (s) in Capitals

* Authorised Representative on behalf of (Partnership/Company/Not Applicable)

* Status (Partner/Director/Not Applicable)

* Delete as appropriate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

