



Clough
AND Co

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Agricultural Land at Dol Llychwyn, Parc, Bala, LL23 7YU

Guide Price £350,000

An excellent opportunity to acquire 56 acres (22.66 hectares) or thereabouts of good, practical agricultural land benefiting a convenient location with direct road frontage access being situated on the edge of the village of Parc, only 2 miles or so from the A494 road. Due to the lands location, optimum acreage and overall condition, it may be of interest to both neighbouring and distant purchasers.

BY FORMAL TENDER

TENDERS CLOSE 12 NOON ON WEDNESDAY 29TH OCTOBER, 2025

Guide Price :- £350,000 to £450,000

GENERAL REMARKS

SITUATION & DIRECTIONS



The land is situated on the fringes of the village of Parc, a small village standing just off the A494 Bala to Dolgellau road. The land is conveniently situated 2.5 miles or so west of the Market Town of Y Bala and 15 miles or so east of the Market Town of Dolgellau.

From Ruthin take the A494 road towards Y Bala, upon entering Y Bala continue through the town and take a right hand turn signposted Parc, continue on this road for approximately 1.5 miles and the land can be seen on your left hand side signposted Clough & Co For Sale Board.

DESCRIPTION



A productive and useful block of agricultural land conveniently positioned on the outskirts of the village of Parc extending in total to approximately 56 acres (22.66 hectares) edged red for identification purposes only on the attached plan. The land is allocated into conveniently sized parcels being level to gently sloping in terms of topography and is of excellent grazing capacity with certain parcels being suitable for both grazing and cropping purposes.

The land benefits excellent hedge and double fence boundaries having been well maintained over the years with each gateway benefiting a hardcore base. In addition to the pasture land there

is a pocket of hardwood mature trees which bounds the Afon Llafar. The land maybe of interest to a wide spectrum of prospective purchasers and viewing is highly recommended.

The land does not include any common grazing rights.

ACCESS



The land benefits direct road frontage access. The roadway leading to the farmhouse from the adjacent highway is not included in the sale and there is no right of way for prospective purchasers along the said roadway.

VIEWING ARRANGEMENTS

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

SERVICES

A stream runs relatively central through the land which provides adequate natural water supply all year round. We are informed that the main water lies within the land adjacent to the minor road. Prospective purchasers may well decide to make an application to connect to the main water supply after the completion date (subject to all necessary consents and approval).

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

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 "DOLLYCHWYN LAND". All tenders must be received by 12 noon on Wednesday 29th 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). Completion will take place 56 days from the tender closing date.

The vendors will not be bound to accept 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 at Clough & Co, Denbigh Office.

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale/sold 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.

VENDORS SOLICITORS

Guthrie Jones & Jones, 5 Y Plase, Bala, LL23 7SW -
Telephone Number : 01678 520428

