



Land at Bont yr Allt Goch, Allt Goch , St Asaph LL17 0BP
Guide Price £30,000



Clough
AND Co

A useful and convenient parcel of land extending to approximately 1.66 acres (0.67 hectares) situated in a prominent position just off the B5381 Trefnant to St Asaph road and being only 2.5 miles or so south of the City of St Asaph and 3.5 miles or so north of the Market Town of Denbigh. The land benefits direct road frontage access, mains water supply and maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts, investors or those seeking amenity land.

FOR SALE BY INFORMAL TENDER
Tenders Close at 12 noon on Friday 7th November, 2025

Guide Price : £30,000 to £50,000

GENERAL REMARKS

DIRECTIONS

From our Denbigh office proceed down Bridge Street at the roundabout take the third exit onto Barkers Well Lane, stay on this road for approximately 3.5 miles and at the junction turn left onto the B5381 road and the land can be seen on your left hand side signposted Clough & Co for sale board.

DESCRIPTION

An opportunity to acquire a parcel of land with a wealth of potential and opportunities which extends to approximately 1.66 acres (0.67 hectares) is for identification purposes only edged red on the attached plan being suitable for a variety of uses to include grazing and cropping purposes. The land benefits direct road frontage access and includes hedge, fence and steel estate rail boundaries.

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

SERVICES

The land includes mains 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.

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 Ltd, Parc Glasdir, Ruthin, LL15 1PB in a sealed envelope marked "Land at Bont yr Allt Goch". All tenders must be received at our Denbigh office by 12 noon on Friday 7th November, 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.

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.

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		

