



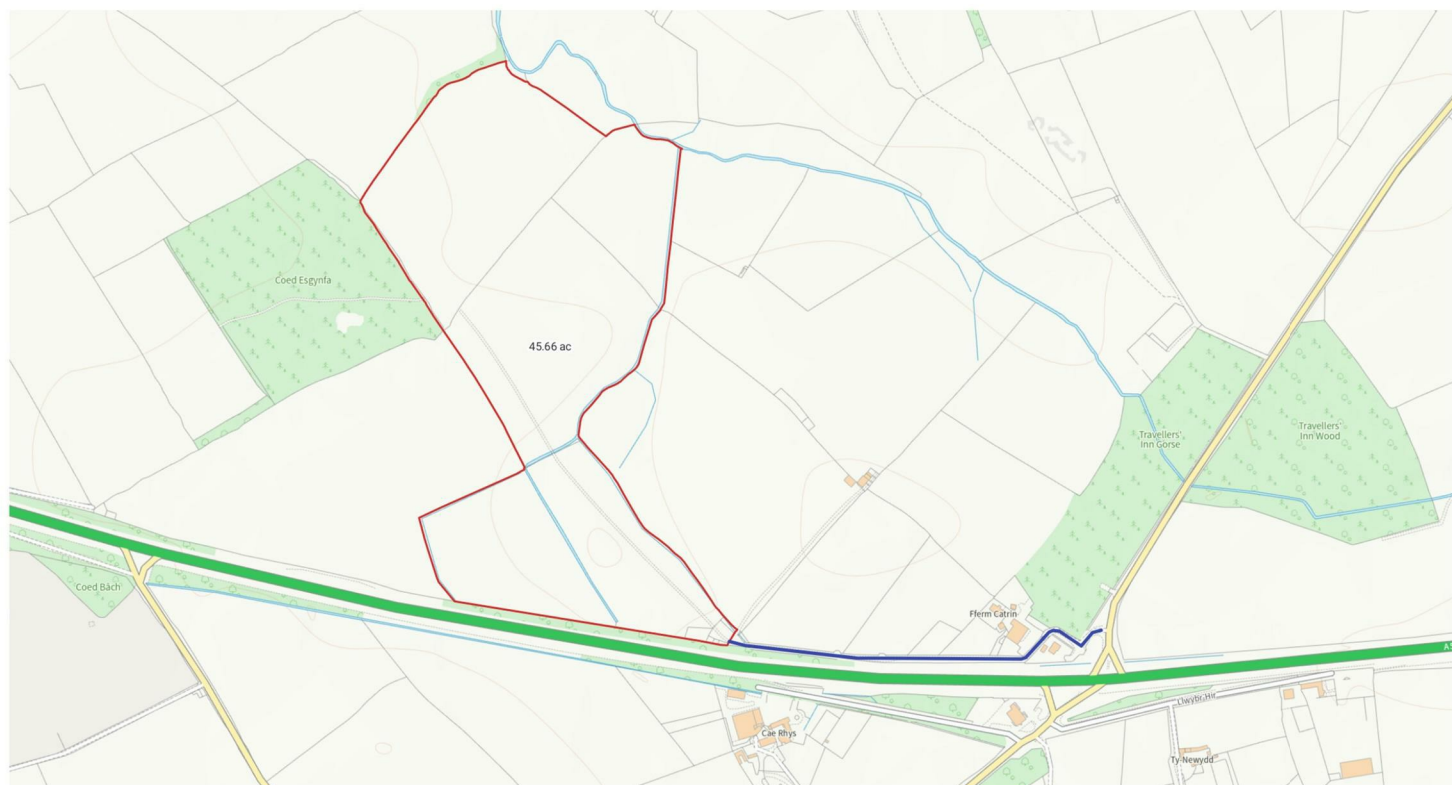
JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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45.66 acres , Lloc, Holywell, Flintshire CH8 8RL

- For Sale by Private Treaty
- Extending to 45.66 acres
- Well fenced
- Excellent Road Access
- Excellent Block of Agricultural Land
- 5 Convenient Enclosures
- Natural and Mains Water Supply
- Convenient Location

AGENTS REMARKS

Jones Peckover are delighted to offer for sale, a superb, productive, and well-located block of agricultural land extending to some 45.66 acres. Lying on the West side of the A55 expressway at the top of Rhualt Hill, the land is easily accessible and provides excellent ease of communication. The land is ring fenced and arranged in 5 convenient enclosures, being well fenced and benefitting from both a mains and natural water supply. The land is level, and currently down to pasture and renowned for its good grazing and cropping capabilities.

The land is accessed via a tarmac drive directly off a council-maintained highway which leads directly off junction 30 from the East bound carriageway.

Please see accompanying plan which shows the access marked in blue.

SITUATION

The land is situated at the top of Rhualt Hill lying to the West of the dual carriageway. The land (flat in the main) rises slightly to the Northern boundary. Directions: Traveling on the A55 in an Easterly direction. Exit at junction 30 where you turn immediately left. Follow the tarmac road past an agricultural holding where the road parallels the A55. Continue to the end where gated access to land lies immediately in front.

MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

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.

