



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Land at Plas Madog, Llansannan, Denbigh, LL16 5LF

- For Sale by tender
- Approximately 52 acres
- Well fenced
- Good road access
- Friday 10th May noon
- Accommodation Land
- Natural water supply
- 4 Main enclosures

Jones Peckover are delighted to receive instructions to offer to the market this substantial block of agricultural land extending to approximately 52 acres.

The land forms part of Plas Maddog, Llansannan which is located approximately 1.5 miles west of the Village accessed off the B5384.

The land is offered as 1 parcel comprising of 4 convenient enclosures, access is provided directly off the council maintained highway.

The land is in good heart, well fenced and benefits from a natural water supply.

Convenient and accessible this land should be of interest as an addition to holding or indeed investment.

The land is offered for sale by informal tender, with tenders closing on Friday 10th May at 12 noon.

All tenders must be submitted to:

Jones Peckover

47 Vale Street

Denbigh

LL16 3AR

Marked Tender - Plas Madog

DIRECTIONS

From the Village of Llansannan, head West out of the Village on the B5382. Continue for approximately 2/3 mile where the road forks. Keep left signposted Gwytherin and continue on the B5384 for approximately 1 mile.

Plas Madog will be on your right hand side, the land to be sold is accessed slightly beyond the farm after the copse.

Please look out for the agents board.

TENURE

Freehold with Vacant possession

TENDERS

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IMPORTANT NOTICE (2) (D)

(i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.

(ii) 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.

(iii) 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.

(iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

(v) 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.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT (D)

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 or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

SINGLE FARM PAYMENT

For the avoidance of doubt no entitlement of any Single Farm Payment will pass with the property. Local Agricultural Office: N.A.W.A.D. Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144



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100 m
Scale 1:3500 (at A4)



