



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Land at Llansannan , Denbigh LL16 5HN

- For Sale By Public Auction
- Approx. 1.76 Acres
- Natural Water Supply
- Wednesday 29th May 2024 6:30pm
- Excellent Road Access
- Village location

Jones Peckover are delighted to offer land lying to the western edge of the village of Llansannan extending to approximately 1.76 acres. Lying between the A544 and the B5382 the land offers superb road access being especially convenient to the village.

Laid to grass and bound by a stream the land provides natural spring water, being well fenced and gentle undulations, steep in part.

Whether purchased as an addition to an existing holding or as a paddock for equestrian/small holding use, its location would suggest this land is a sound future investment.

Viewing is highly recommended.

JONES PECKOVER will offer for sale BY PUBLIC AUCTION at SAINT ASAPH CRICKET CLUB, THE ROE, ST ASAPH LL17 0PT, on WEDNESDAY 29TH MAY 2024 at 6.30PM (subject to conditions and unless an acceptable offer is received in the meantime)

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

OVERAGE CLAUSE

Please note that the land will be sold subject to a development overage clause, please contact the agent or vendors solicitor for further information.

VENDORS SOLICITOR

Dawne Jenkins of Gamlins Law, Llys Aneurin, Crown Lane, Denbigh, LL16 3SY
Tel: 01745 812422

VIEWINGS

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND MUST BE ACCOMPANIED BY THE SELLING AGENTS. ACCESS TO THE PROPERTY IS NOT PERMITTED WITHOUT PRIOR APPOINTMENT.

Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.



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.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

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 of Messrs Jones Peckover has the authority to make or give any representation or warran



H.M. LAND REGISTRY		TITLE NUMBER WA 933899	
ORDNANCE SURVEY PLAN REFERENCE	SH9265	SH9365	Scale 1:12500
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