



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## 55.3 acres of Land, Pen y Bryn, St. Asaph, LL17 0DH

- Excellent Parcel of Agricultural Land
- Suitable for Arable Cultivation & Grazing/Mowing
- Well Fenced and Mains water
- Extending to 55.3 acres
- Road Frontage, Two Access Points & Internal Tracks
- All Recently Re-Seeded

Jones Peckover are delighted to offer to the market 55.3 acres of excellent and improved agricultural land to be offered on the open market.

## LOCATION

The land is located and bounded by Mount Road to the West and Afon Clwyd to the East. The Land lies approximately 0.7 miles north of St Asaph. The Land occupies an elevated position overlooking the Afon Clwyd. The land is shown edged in red on the attached plan.

The land is accessed off Mount Road and runs away to the Afon Clwyd which forms the Eastern boundary.

## AGENTS REMARKS

The land comprises 55.3 acres of productive and versatile agricultural land arranged in five main enclosures. The property includes a traditional barn which lies to the south. The land benefits from road frontage and two access points off Mount Road and Oak Lane.

The land is externally well fenced and offers a mains piped water supply which lies to the most Northern extremity.

Much improvement has been made to this land in recent years, the land is gently undulating and has been re-seeded with a 5 to 6 year grass lay following wholecrop which was harvested in August.

A block of highly productive land capable of arable cultivation which offers a superb asset to any holding.

## SERVICES

We understand that a mains water supply is provided to the land. Potential purchasers should satisfy themselves in advance regarding these supplies and be prepared to pay for any water consumed by means of any meter of sub meter and if necessary provide new meters off the shared pipe in agreement with the adjacent landowners.

## TENURE

The land will be offered for sale freehold with vacant possession.

## HIGHWAYS AND ACCESS

Access is by means of Mount Road and Oak Lane, both of which are public highways maintained at Council expense.

## TOWN & COUNTRY PLANNING (D)

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 AND 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 Jones Peckover, 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

## DISPUTES

Should any dispute arise as to the boundaries or any point on the general remarks, stipulations, particulars or plans or the interpretation of any of them, the question should be referred to the arbitration of the selling agents whose decision acting as experts shall be final.

## EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all rights, including rights of way whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; whether referred to in these particulars or not. The property is conveyed subject to all matters revealed in the title accompanying the contracts of sale.

## 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.

## SINGLE FARM PAYMENT

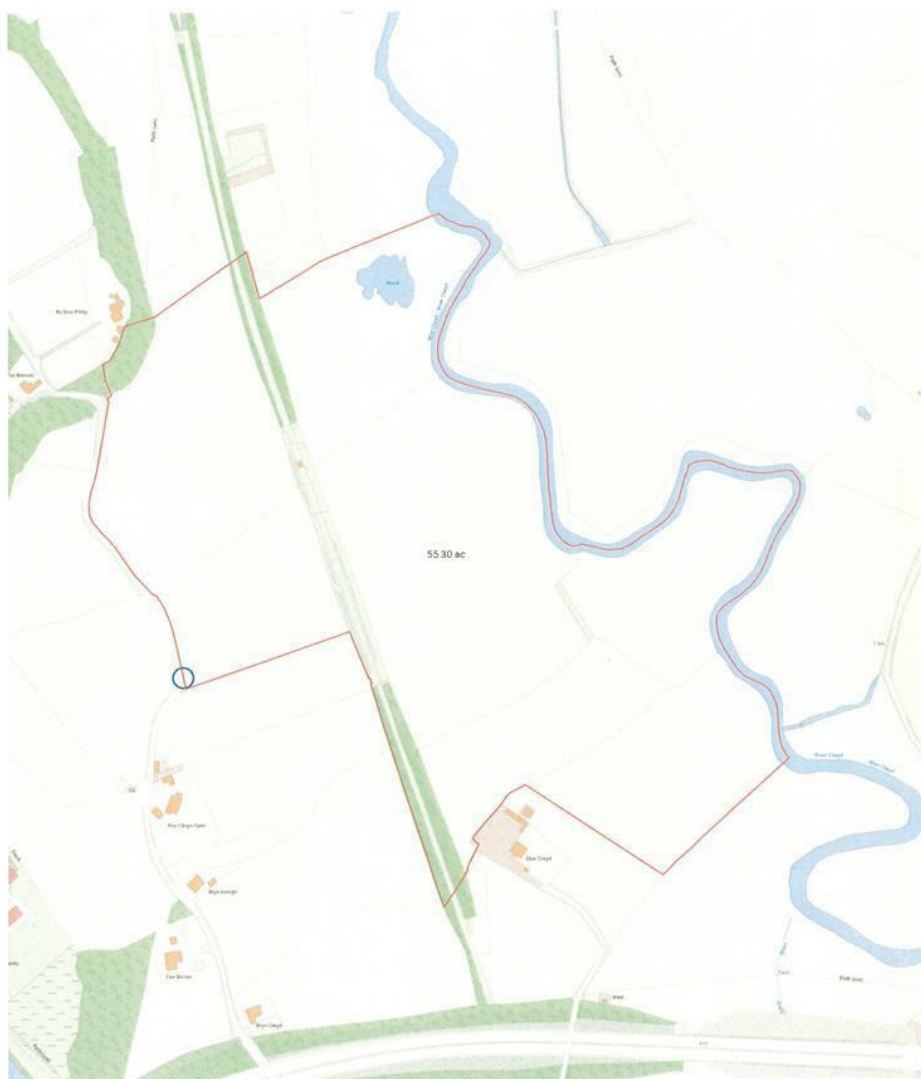
Local Agricultural Office: NAWAD Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144 (however we have been notified that there are entitlements that may be purchased by separate negotiation).

## VIEWING

The land may be viewed by genuine potential purchasers during reasonable daylight hours by registering with the selling agents of their intention to view and being in possession of a sales brochure. If challenged by the owners or neighbours, prospective purchaser should introduce themselves as having registered prior to inspection.

## DIRECTIONS

Proceed up St Asaph High Street to the roundabout, take the first turning onto Mount Road and continue to the rear of Fairholme School, over the A55 bridge and continue for approximately 500 metres where the land will be found on the right hand side of the road identified by means of our For Sale board.



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