



LAND NEAR CILCAIN,
FLINTSHIRE

J. Bradburne Price & CO ~ EST. 1902 ~
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~

LAND AMOUNTING TO APPROXIMATELY FIVE ACRES

Conveniently located between the villages of Cilcain and Loggerheads.

Good access & comprised within three enclosures.

Benefiting from a natural water supply, well fenced and would suit a variety of uses.



Sole selling Agents: J. Bradburne Price & Co.14/16 Chester Street, Mold, Flintshire, CH7 1EG.

Contact Wynne Davies or Susie Griffiths wynne@jbradburneprice.com or susie@jbradburneprice.com Tel: 01352 753873

01352 753 873

contact@jbradburneprice.com



J Bradburne Price & Co are pleased to have been favoured with the instructions to offer for sale, this parcel of land, amounting to approximately five acres, comprised within three enclosures.

The land is conveniently located between the villages of Cilcain and Loggerheads, access directly off Loggerheads Road.

The land is well fenced and benefits from a natural water supply not known to have ever run dry.

The land would suit a variety of uses and benefits from good access.

We understand that the deeds of the property include the right to erect a livestock field shelter, should the owner desire.

The land is offered for sale by means of private treaty.

GUIDE PRICE

£65,000

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DIRECTIONS

From Cilcain village travel south along loggerheads Road. Continue along this road for approximately 1 mile and the land is located on the right hand side, identified by one of our for sale boards.

What3words: ///demotion.gilding.panicking

OVERAGE CLAUSE

The land is sold subject to an existing overage clause, which has approximately 12 years remaining. The full details of which can be provided upon request from the agents.

TENURE

The land is offered for sale freehold with vacant possession upon completion.

EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

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BASIC PAYMENT SCHEME

No BPS included.

TOWN & COUNTRY PLANNING ACT

The property notwithstanding any description contained within these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

VIEWING

The land can be viewed at any time during daylight hours with a set of these particulars to hand.

GUIDE PRICE

£65,000

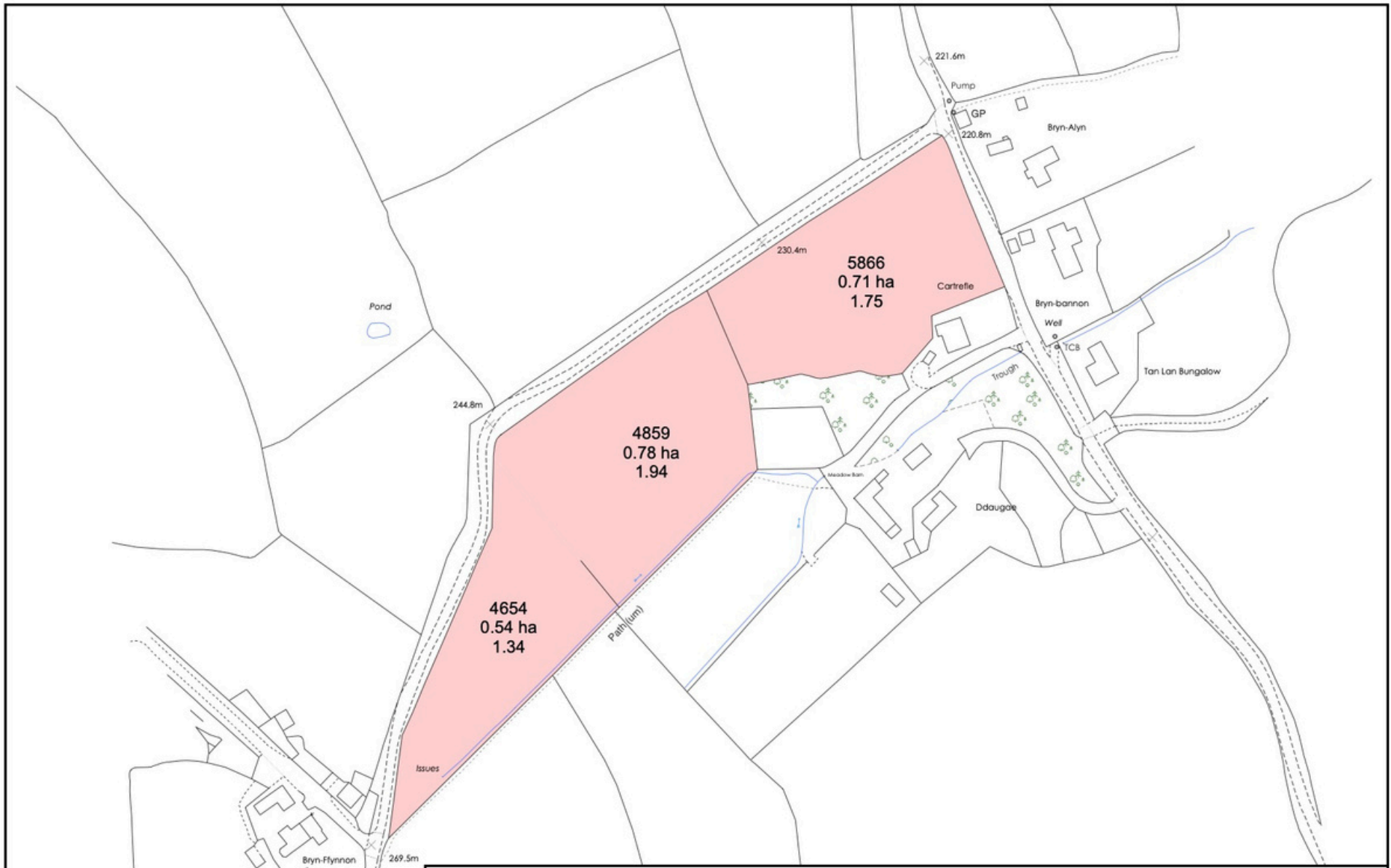
MONEY LAUNDERING REGULATIONS:

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

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This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
 Drawing No. X21448-01L Date 25.01.24

Land at Pen Lan

Scale 1:2,000 @ A4



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