



LAND NEAR
MOELFRE, ABERGELE

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

APPROX 2 ACRES OF LAND NEAR MOELFRE, ABERGELE

A rare opportunity to acquire a parcel of land in this location. A useful parcel of land which is suitable for a variety of uses including equestrian, amenity and agricultural. Amounting in all to approximately 1.8 acres, comprised within one enclosure. Well sheltered, with good access. Far stretching views out to the Irish Sea.

Stone built 'bothy' offering potential, subject to the necessary consents.

THE LAND IS OFFERED FOR SALE BY MEANS OF INFORMAL TENDER, WITH TENDERS TO BE SUBMITTED BY THURSDAY 9TH MAY 2024 AT 12 NOON.



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 instructions to sell this parcel of amenity land near Meolfre, Abergele, amounting in all to approximately 1.8 acres. The land would be well suited to a variety of uses including agricultural, amenity and equestrian. Stone built 'bothy' offering potential, subject to the necessary consents.

The land is being offered for sale by informal tender. All tenders should be submitted to the Mold office of J Bradburne Price & Co by 12 noon on Thursday 9th May 2024. Clearly marked land at Abergele.

Guide Price: £40,000



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DIRECTIONS

From the Abergele head South along the A548, continue for approx. 2.5 miles before turning left at the Penrefail crossroads, signposted for St Asaph. Continue for 05 miles and land is located on the RHS, identified by one of our for sale boards.

What3words: bidder.slicer.quilting

TENURE

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

OVERAGE

The land will be sold subject to an overage reserving to the vendors and their successors in title 25% of any increase in value arising from the implementation or sale of the land, with the benefit of residential or commercial development planning permission, for a period of 25 years.

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

£40,000

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.

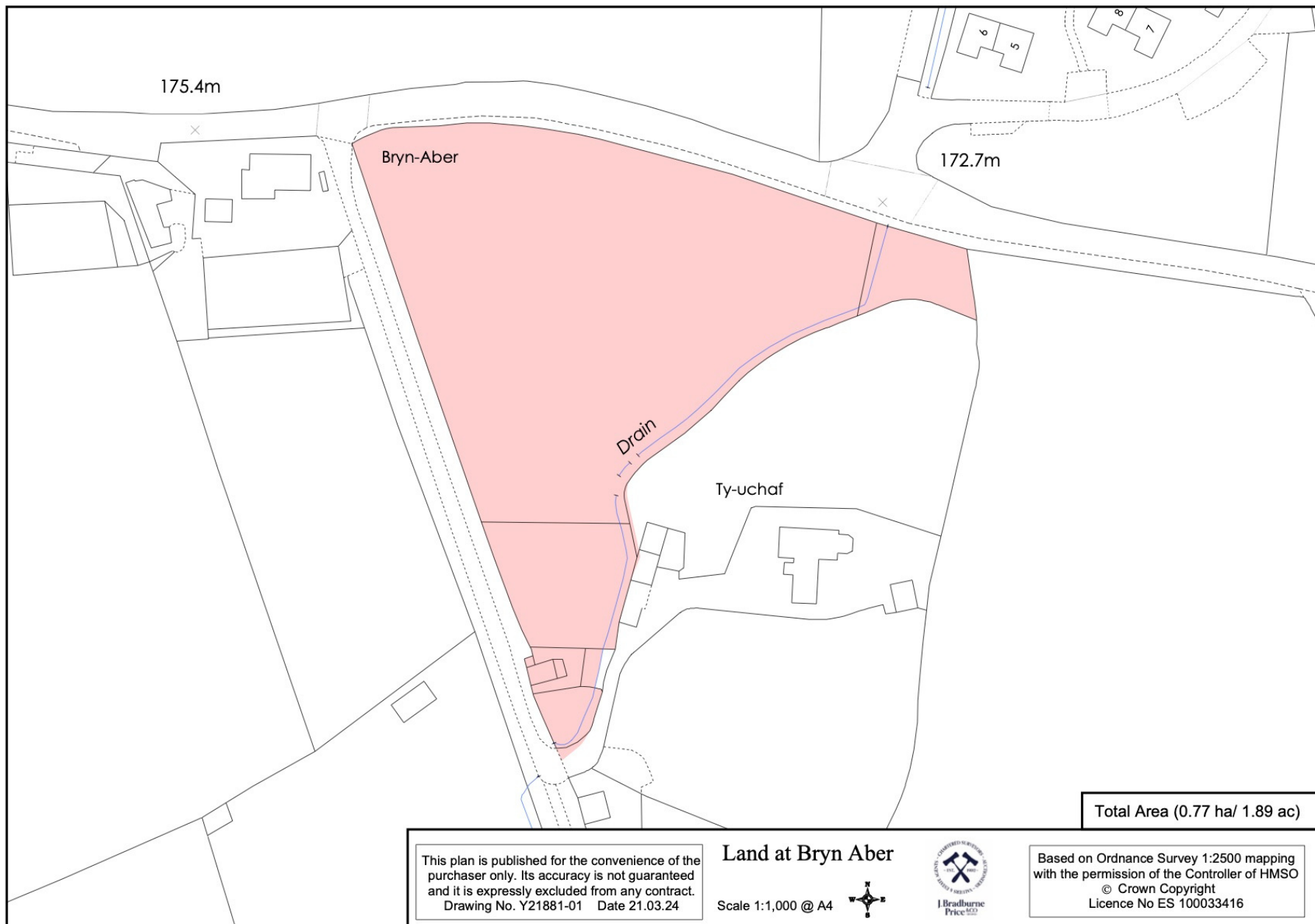
PLEASE NOTE:

All tender documents submitted should be completed honestly and truthfully, with all the information given being factually correct and true. This land is being offered for sale by informal tender, the owner is not obliged to accept the highest, or any tender.

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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. Y21881-01 Date 21.03.24

Land at Bryn Aber

Scale 1:1,000 @ A4



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TENDER FORM

Please complete all fields below for the tender to be considered valid and return in a SEALED ENVELOPE marked **LAND AT MOELFRE, ABERGELE** by 12 noon on **Thursday 9th May 2024** to J Bradburne Price & Co,14-16 Chester Street Mold CH7 1EG

1. Applicant's Full Name: _____

2. Applicant's Current Full Address: _____

3. Applicant's Contact Number _____

4. Applicant's Email Address _____

5. The applicant is submitting a tender

AS A WHOLE _____

Please indicate source of finance _____

SIGNED..... DATED.....

01352 753 873

contact@jbradburneprice.com



