



**15 ACRES OF HIGHLY PRODUCTIVE ARABLE
LAND AT HENDRERWYDD, DENBIGH**



J. Bradburne Price & CO ~ EST. 1902 ~

~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~

15 ACRES OF HIGHLY PRODUCTIVE ARABLE LAND AT HENDRERWYDD, DENBIGH

IN EXCELLENT CONDITION

AVAILABLE AS A WHOLE OR IN TWO LOTS

FOR SALE BY INFORMAL TENDER, WITH TENDERS TO BE SUBMITTED BY NOON THURSDAY 17th OCTOBER 2024.



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

Contact Susie Griffiths - susie@jbradburneprice.com Tel: 01352 753873

01352 753 873

contact@jbradburneprice.com



The sale of this land is a rare opportunity to acquire an accessible parcel of versatile and highly productive arable land, situated in the heart of the Vale of Clwyd one of the most productive and renowned agricultural localities in North Wales. Comprising two level enclosures with the benefit of council road frontage and access, the sale of the land offers an excellent opportunity to acquire two fields which are capable of growing high yielding crops of grass for either grazing or grass conservation, along with a wide range of cereal, fodder and root crops. The soil is an easy working light loam classified as being Grade I.

The land is situated in the village of Hendrerwydd, off Hendrerwydd road - a minor council road which forms the western boundary of the land, with good access on a regional basis off the A525 Ruthin-Denbigh Wrexham and also the A541 Mold to Denbigh Road, both a short drive away.

The area is a noted agricultural locality in the Vale of Clwyd, being known for its moderate climate and early growing/cropping land.

The land is offered for sale by means of informal tender as a whole or in two lots, with tenders to be submitted by 12 noon Thursday 17th October 2024 and returned to 14/16 Chester Street, Mold, CH7 1EG, in a sealed envelope clearly marked tenders for Land at Hendrerwydd.

Guide Price: Offers in excess of £20,000 per acre

FOR SALE EITHER AS A WHOLE OR IN 2 LOTS

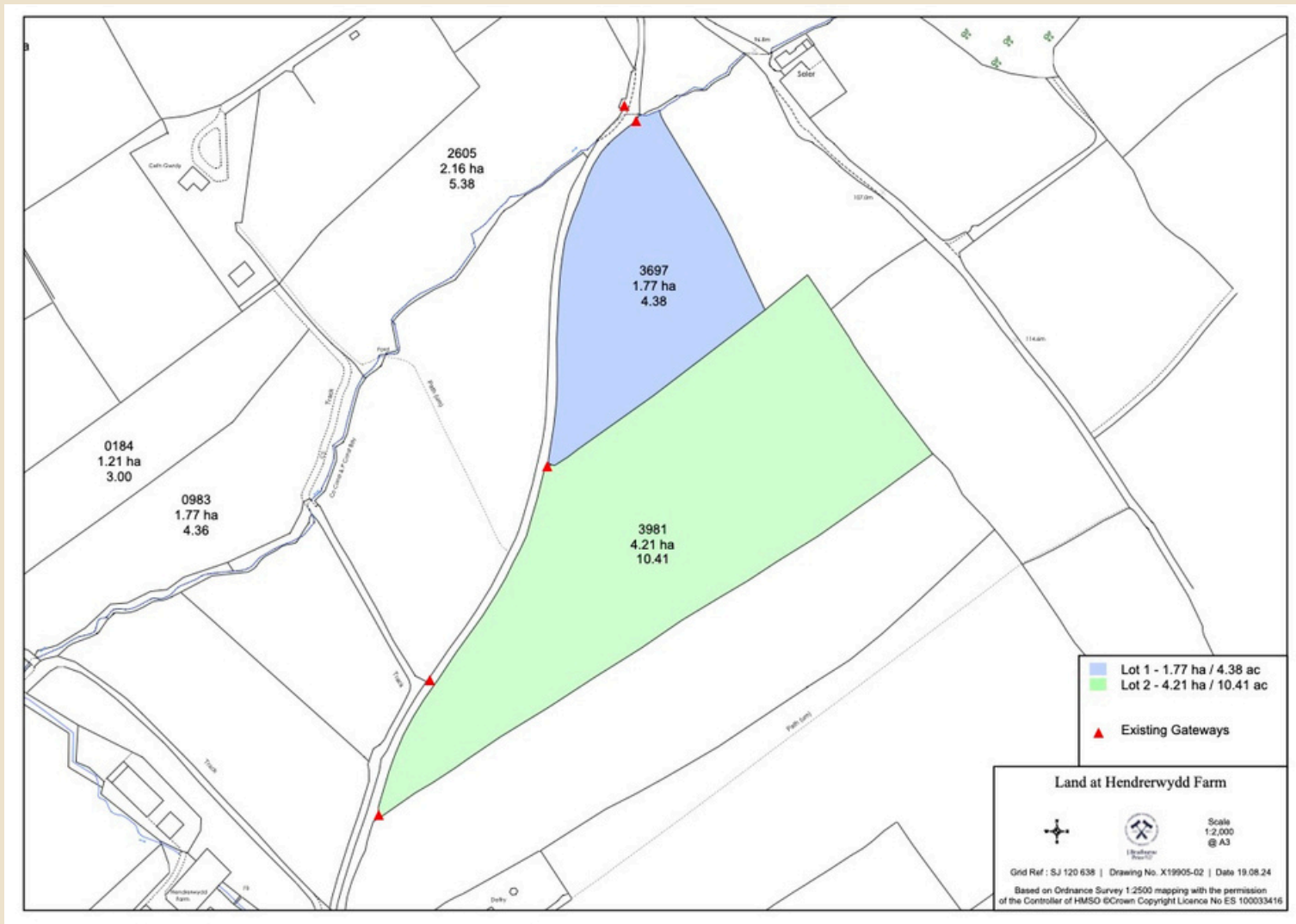
LOT 1 (shown shaded blue on the plan) – 4.38 ACRES

LOT 2 (shown shaded green on the plan) – 10.41 ACRES

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LOT 1



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LOT 2



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WATER

There is a natural water supply to Lot 1. We understand there is a water connection situated in Lot 2 which is believed to be from a mains supply. In the event that the land is sold as two separate lots, there will be a right reserved for Lot 1 to install a new supply.

OVERAGE CLAUSE

The land is to be sold subject to an overage clause, reserving to the vendors and their successors in title 35% of any increase in value arising from the implementation or sale of the land, with the benefit of residential, commercial or renewable technology planning permission, for a period of 25 years. Agricultural and equestrian buildings development are exempt from the overage

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.

BASIC PAYMENT SCHEME

No BPS included. The vendors have submitted a claim for the 2024 Basic Payment Scheme. The 2024 payment will be retained by the vendor. The purchaser to be responsible to meet all Cross Compliance Regulations for the remainder of the 2024 scheme year, and indemnify the vendor for any losses arising from the breach of the regulations.

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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 - Offers in excess of £20,000 per acre

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.

DIRECTIONS

Head west on the A541, and after arriving in the village of Bodfari, take the left hand turn s.p for Llanbedr D.C./Llandyrnog onto the B5429. At the roundabout take the 2nd exit, continuing along the B5429 passing through the village of Llandyrnog. Continue passing Ffordd Goch on the left hand side before taking the next left turn, continue to the next junction and turn left at 'The White Horse' – Lot 2 is located approximately 200m on the right hand side identified by our 'for sale' board with Lot 1 adjoining.

WHAT3WORDS: Lot 1 - companies.chop.rehearsal

Lot 2 - footballers.situates.rephrase

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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TENDER FORM

Please complete all fields below for the tender to be considered valid and return in a SEALED ENVELOPE marked **Land at Hendrerwydd, Denbigh** by 12 noon on **Thursday 17th October** 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 _____

LOT 1 _____

LOT 2 _____

Please indicate source of finance _____

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

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