



SALE OF LAND
NEAR PENMACHNO

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

LAND AMOUNTING TO APPROXIMATELY EIGHT ACRES NEAR PENMACHNO

Available as two lots.

Conveniently located near Penmachno Village, four miles South of Betws-y-Coed in the county of Conwy.

The land has good access & benefits from a natural water supply, is 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, these parcels of land, amounting to approximately eight acres.

LOT 1 (PINK)

Amounting to approximately 3.5 acres.

The land is well fenced and benefits from a natural water supply. The land would suit a variety of uses. The land has previously been used for grazing and silage production.

LOT 2 (GREEN)

Located a short distance to the South of lot 1, this parcel amounts to approximately 4.5 acres. The land is well fenced and benefits from a natural water supply. It has access from the council road to the South. The land would suit a variety of uses. The land has previously been used for grazing and silage production.

The land is offered for sale by means of informal tender. The tender submission date is Thursday, the 30th of January 2025 at 12 noon. All tenders should be clearly marked and submitted to the Mold office.

GUIDE PRICE

Lot 1 - £45,000 - £55,000

Lot 2 - £35,000 - £45,000

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DIRECTIONS

LOT 1 –

From the A5 turn by the Conwy Falls Café, signposted for Penmachno (B4406). Continue along this road until you reach the village before turning left onto Yspytty road, continue along this road for approximately 0.5 miles before taking the second left, continue for approximately 200 yards and lot 1 is on your RHS.

LOT 2 –

Turn left in the village onto Yspytty road. Continue along this road for approximately 0.5 miles, passing the left turn for lot 1, continue for a further 100 yards and the land is located on the LHS.

What3words:

Lot 1 - ///hoped.reporters.note

Lot 2 - ///viewers.joy.game

TENURE

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

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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.

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

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Lot 2 - £35,000 - £45,000

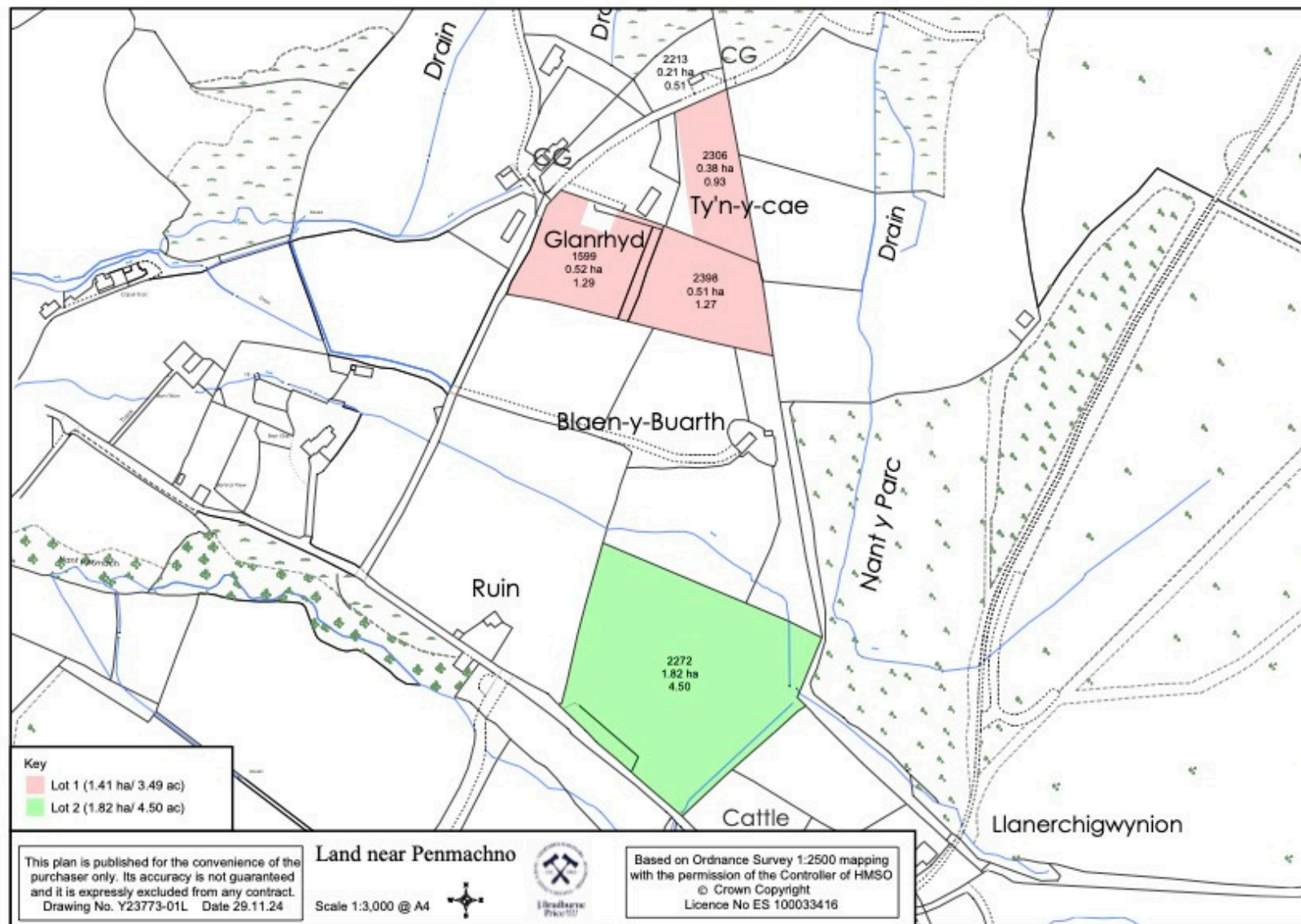
MONEY LAUNDERING REGULATIONS:

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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TENDER FORM

Please complete all fields below for the tender to be considered valid and return in a SEALED ENVELOPE marked Land near Penmachno
Thursday, the 30th of January 2025 at 12 noon. 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

LOT 1 _____

LOT 2 _____

Please indicate source of finance _____

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

