



FOR SALE BY INFORMAL TENDER,
LAND AT FFRIDD RHUDDLAT

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

FOR SALE BY INFORMAL TENDER

LAND KNOWN AS FFRIDD RHUDDLAT, ROWEN, CONWY

BEING 24.76 ACRES OF AGRICULTURAL GRAZING LAND IN SEVERAL ENCLOSURES
RING FENCED AND WITH NATURAL WATER SUPPLY. ROADSIDE ACCESS VIA RIGHT OF WAY AS SHOWN ON PLAN.



TENDERS CLOSE 12 NOON WEDNESDAY 14TH MAY 2025

TENDERS TO BE SENT TO AGENTS OFFICES

J.BRADBURNE PRICE & CO , LIVESTOCK MARKET, PARRY ROAD, LLANRWST, LL26 0DG SEALED
AND MARKED – TENDER – FFRIDD RHUDDLAT.

01352 753 873

contact@jbradburneprice.com



SCHEDULE

OS FIELD NO SH5199	0.72 ACRES
OS FIELD NO SH6498	4.09 ACRES
OS FIELD NO SH5093	8.88 ACRES
OS FIELD NO SH4797	1.52 ACRES
OS FIELD NO SH5686	5.40 ACRES
OS FIELD NO 3082	1.28 ACRES
OS FIELD NO 5279	2.86 ACRES
OS FIELD NO SH5176	0.01 ACRES
Total	24.76 ACRES

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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.

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.

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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DIRECTIONS

From Rowen head north east on Rowen Rd towards Gwynant, then take the right turning before Groesffordd Roe Stores. Coninue for approximately one mile before turning right, and then after approximately 1.5 miles turn right again. After approximately 2.3 miles access to the track will be on your right hand side marked by our 'for sale' sign.

What3words: cupcake.throat.develops

GUIDE PRICE

Offers in excess of £50,000

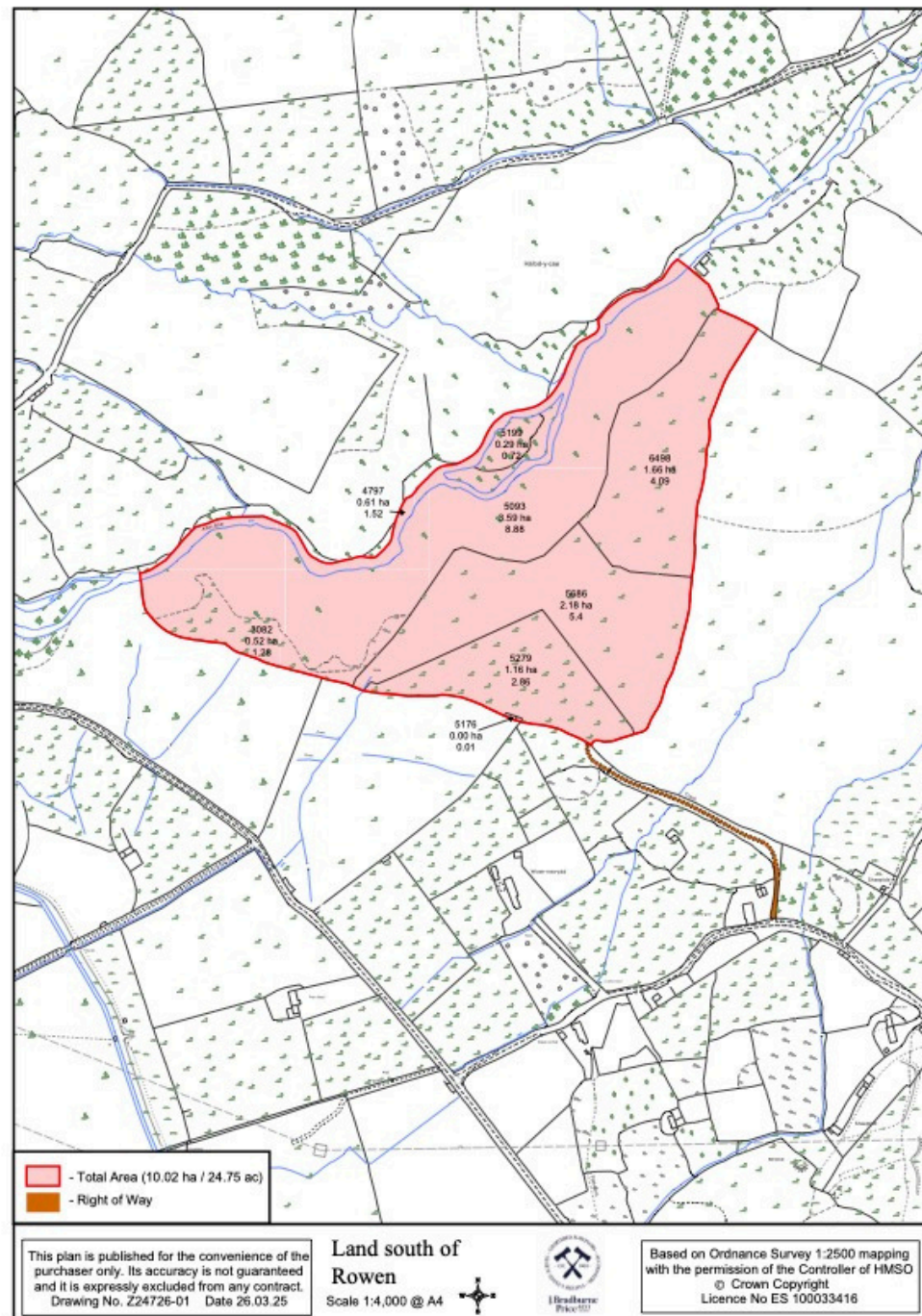
PLEASE NOTE:

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

TENDERS CLOSE 12 NOON WEDNESDAY 14TH MAY 2025. TENDERS TO BE SENT TO AGENTS OFFICES
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AND MARKED – TENDER – FFRIDD RHUDDLAT.

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

Land at Ffridd Rhuddlat _____

Please indicate source of finance _____

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

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