



44 PRODUCTIVE ACRES OF  
AGRICULTURAL LAND NEAR SARON

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

44 PRODUCTIVE ACRES OF AGRICULTURAL LAND NEAR SARON

FANTASTIC PARCEL OF PRODUCTIVE AGRICULTURAL LAND

EXCELLENT ACCESS

NATURAL WATER SUPPLY

FOR SALE BY INFORMAL TENDER

TENDERS CLOSING 12 NOON THURSDAY 3<sup>RD</sup> JULY

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

Contact Wynne Davies on 01352 753873

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[contact@jbradburneprice.com](mailto:contact@jbradburneprice.com)







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J Bradburne Price & Co are pleased to have been favoured with instructions to sell this parcel of agricultural land, amounting in all to approximately 44 acres.

The land is located to the North West of Saron village in Denbighshire, formerly being part of Bryn Golau. Comprised within four enclosures, the land benefits from good access and has been used for livestock grazing in recent years. It also has a natural water supply and appears to be well fenced.

The land is offered for sale by informal tenders. Tenders should be submitted by 12 noon on Thursday 3<sup>rd</sup> July to the Mold office of J Bradburne Price & Co.

### DISTANCES

DENBIGH 5.7 MILES

RUTHIN 7.5 MILES

MOLD 18.1 MILES

ST ASAPH 11.1 MILES

### DIRECTIONS

From Denbigh take the B4501 heading South towards Peniel and Nantglyn. After approximately 4.5 miles, at the crossroads turn left onto B5435 towards Saron. Upon reaching Saron village left right at the T junction and continue for approx. 400 yards and the land is located on the LHS.

### WHAT 3 WORDS

///necklace.solution.shadowing

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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.

## **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.

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## **GUIDE PRICE**

Offers in the region of £10,000 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.

## **OVERAGE CLAUSE**

The land is to be sold subject to an overage clause, being 50% of any uplift in value as a result of commercial or residential development on the granting of planning permission for a period of 25 years.

## **PLEASE NOTE:**

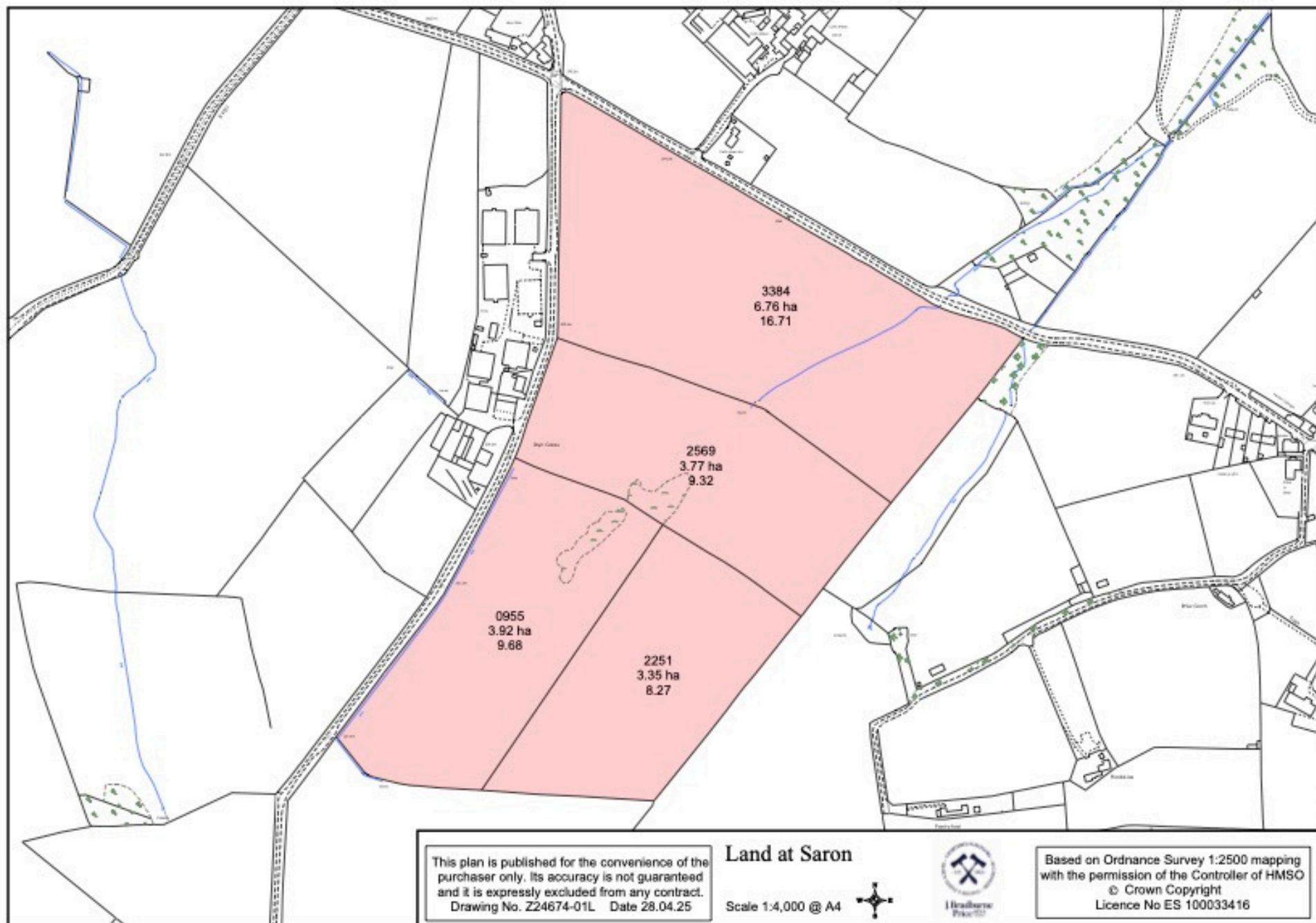
All tender documents submitted should be completed honestly and truthfully, with all the information given being factually correct and true. This land is being offered to let by informal tender, the owner is not obliged to accept the highest, or any tender.

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**INFORMAL TENDER 44 ACRES OF AGRICULTURAL LAND NEAR SARON**

**FORMS TO BE RETURNED TO THE OFFICES OF  
J. BRADBURNE PRICE & CO., 14-16 CHESTER STREET, MOLD, CH7 1EG  
BY 12.00 NOON ON THURSDAY 3<sup>RD</sup> JULY  
IN A SEALED ENVELOPE MARKED LAND NEAR SARON**

**PLEASE COMPLETE ALL FIELDS BELOW FOR THE TENDER TO BE CONSIDERED VALID**

Applicants Full Name .....

Applicants Full Address .....

.....

Applicants Contact No .....

Applicants Email Address.....

Purchase Will be financed by .....

Name of Solicitor acting (if successful).....

Tender I/We hereby tender the following :

.....



