



3 ACRES OF LAND NEAR LIXWM &
HALKYN

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

3 ACRES OF LAND NEAR LIXWM & HALKYN

A useful parcel of land which is suitable for a variety of uses including equestrian, amenity and agricultural. Amounting in all to approximately three acres, the land is well fenced, with good access.



FOR SALE BY INFORMAL TENDER - CLOSING DATE FOR TENDERS: 12 NOON THURSDAY 10TH JULY 2025.

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

Contact Wynne Davies on 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 located between Lixwm and Halkyn, amounting in all to approximately three acres. The land would be well suited to a variety of uses including agricultural, amenity and equestrian.

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 10th July 2025.

The land benefits from good access and far stretching views towards the Clwydian Hills AONB and further afield of the Eryri National Park and Hills.



01352 753 873

contact@jbradburneprice.com



DIRECTIONS

From the A541 Mold to Denbigh road, turn signposted for Lixwm village. Continue up the hill and into the village. In the village take a right turn onto Ffordd Walwen. Continue on this road and Berthen Road for approximately 1.5 miles. At the end of the road turn right, after approximately 50 metres, the land is located on the LHS.

What3words: golden.axed.pelted

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.

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.

01352 753 873

contact@jbradburneprice.com



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

Offers is excess of £55,000

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.

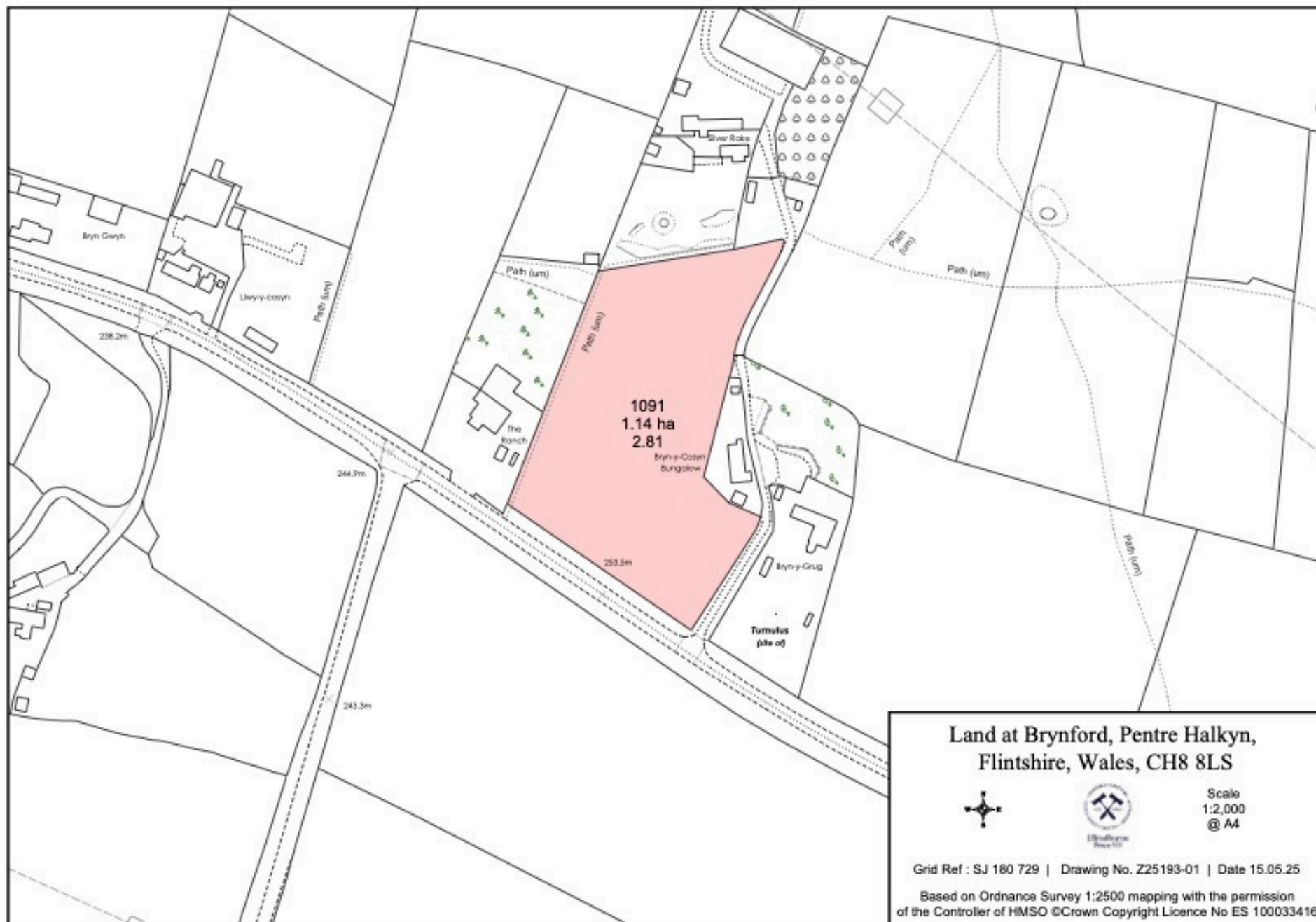
PLEASE NOTE:

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 to let by informal tender, the owner is not obliged to accept the highest, or any tender. Tel: 01352 753873

01352 753 873

contact@jbradburneprice.com





INFORMAL TENDER 3 ACRES NEAR LIXWM & HALKYN

**FORMS TO BE RETURNED TO THE OFFICES OF
J. BRADBURN PRICE & CO., 14-16 CHESTER STREET, MOLD, CH7 1EG
BY 12.00 NOON ON THURSDAY 10TH JULY
IN A SEALED ENVELOPE MARKED LAND NEAR LIXWM & HALKYN**

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 :

.....

