

Lot 2 - Land at Bryn Clwyd

Galltegfa | Ruthin | LL15 2AR

Offers in excess of £50,000

Baileys & PARTNERS

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Situated in the attractive rural surroundings of Galltegfa, near Ruthin, Lot 2 comprises approximately 2.3 acres of grazing and paddock land, together with an area of mature woodland, offering an appealing opportunity for agricultural, equestrian or amenity use.

The land includes two paddocks, providing flexibility for livestock grazing, equestrian purposes or general recreational enjoyment, subject to any necessary consents.

Enjoying a peaceful countryside setting, the land offers an attractive combination of productive grazing areas and established woodland, making it particularly appealing to neighbouring landowners, smallholders or those seeking additional land for amenity purposes.

The vendor's strong preference is to sell the property and land as a whole, comprising Lot 1 (Bryn Clwyd) and Lot 2. However, consideration will be given to offers for Lot 2 separately, strictly on the basis that a sale of Lot 1 has first been agreed. Lot 2 will not be sold independently unless the sale of Lot 1 has been secured.











SERVICES
The seller advises that the land benefits from a mains water supply.

METHOD OF SALE
The property is offered for sale by Private Treaty.

DIRECTIONS
Using the postcode LL15 2AR. Turn off the B5105 sign posted for ‘Clocaenog’ and Bryn Clwyd land will be found after a short distance on the right hand side. Identified by our for sale board.

TENURE & POSSESSION
The freehold of the property is offered with vacant possession on completion of sale.

AGRICULTURAL SUPPORT
The Vendor has not claimed agricultural support payments in respect of the land, and no agricultural support entitlements are included in the sale. The land may be eligible for inclusion within the Sustainable Farming Scheme (SFS), subject to the Purchaser satisfying the relevant eligibility criteria and complying with the scheme requirements. Prospective Purchasers are advised to make their own enquiries regarding eligibility.

BOUNDARIES
The boundaries are indicated on the accompanying plan for identification purposes only. Prospective purchasers should satisfy themselves as to the precise boundaries and their ownership by reference to the title documentation and inspection of the property.

PLANNING
The selling agents are not aware of any current planning applications relating to the property. The property is understood to lie outside the defined settlement development boundary. Prospective purchasers should make their own enquiries with the Local Planning Authority regarding any proposed use or development.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY
The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

LOCAL AUTHORITY
Denbighshire County Council.

MINES, MINERALS & SPORTING RIGHTS
All mines, minerals and sporting rights owned by the seller, insofar as they are available, are included in the sale.

VIEWINGS

Strictly by confirmed appointment with the seller's agents, Baileys & Partners – 01248 893 777

HEALTH & SAFETY

Prospective purchasers are advised to exercise caution when inspecting the property, particularly around the outbuildings, uneven surfaces and agricultural land. All viewings are undertaken at the visitor's own risk, and visitors should follow any instructions provided by the selling agents.

VAT

We understand that the Seller has not exercised an option to tax in respect of the property.

DISCLAIMER

These particulars, whilst believed to be accurate, are set for guidance only and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise of their accuracy. No person in the employment of Baileys & Partners has the authority to make or give any representations or warranties in relation to the property.



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Baileys & PARTNERS

The Property Ombudsman

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