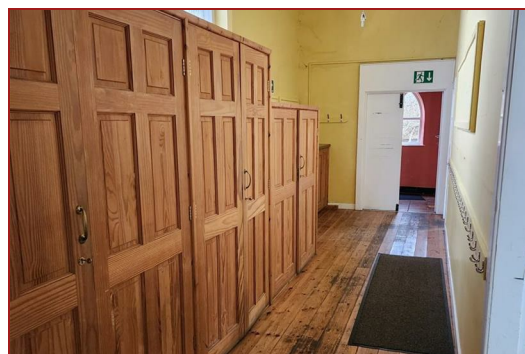




Clough
AND Co

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Bodawen Post Office Lane, Denbigh, LL16 3UN

Guide Price £30,000

Bodawen is a spacious semi-detached brick built former chapel having been recently utilised as a children's nursery. The property is situated within the heart of the Vale of Clwyd and benefits style, character and large floor area. Bodawen has a wealth of potential subject to all necessary consents and may be of interest to a wide spectrum of purchasers.

FOR SALE BY FORMAL TENDER

TENDERS CLOSE 12 NOON ON WEDNESDAY 15TH APRIL, 2026

Guide Price - £30,000 to £50,000

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated right at the heart of the Vale of Clwyd within the sought after Market Town of Denbigh making it most convenient for travelling to neighbouring villages and towns. The Market Town of Denbigh affords all amenities to include Post Office/Store, Primary/Secondary School, Public House together with regular transport services. Further facilities and amenities are also easily accessible including the A55 expressway which provides easy access to Chester, Manchester, Liverpool and also the North Wales Coastline. The property is situated on Post Office Lane just off Vale Street.

From our Ruthin office turn right, at the roundabout take the second exit onto the A525 towards Denbigh. Continue on this road driving through the villages of Rhewl/Llanrhaeadr. Upon entering Denbigh at the roundabout take the second exit towards the town centre, passing the high school and infirmary, take a left turn at the traffic lights and continue up the high street, turn right onto Post Office Lane and the property can be seen on your right hand side with the Clough & Co for sale board.

DESCRIPTION

Bodawen is an attractive property with spacious interior accommodation, situated within a prominent position and would lend itself for alternative uses subject to all necessary consents. **INTERNAL VIEWING IS HIGHLY RECOMMENDED.**

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

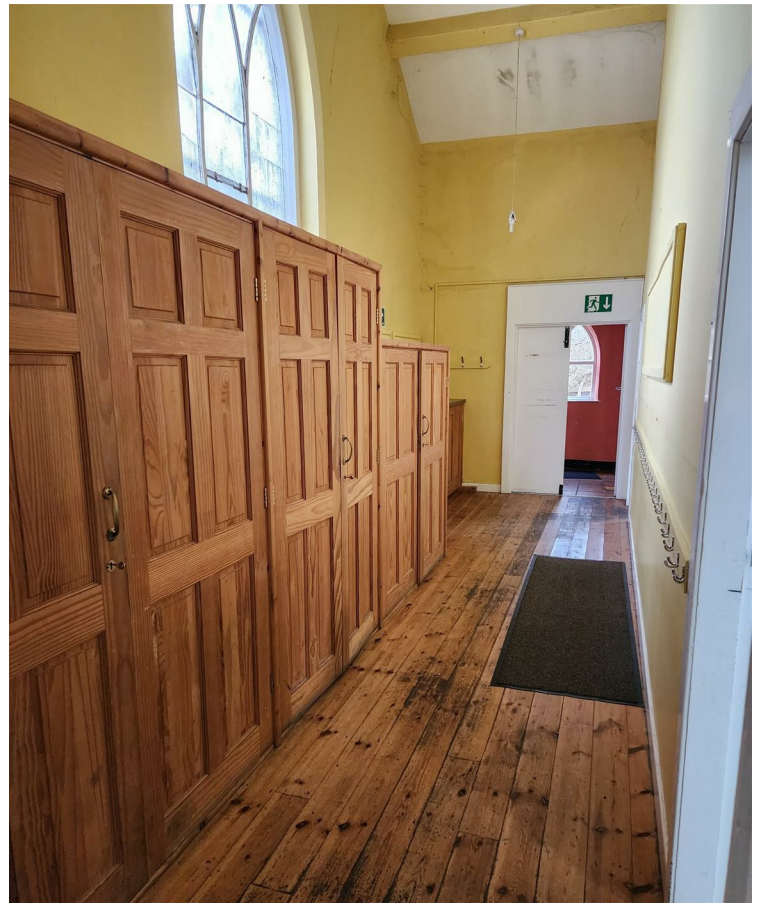
9'10" x 7'4" (3.018 x 2.240)

With tiled floor, window to side aspect and door leading to :-

HALL

8'3" x 24'6" (2.518 x 7.484)

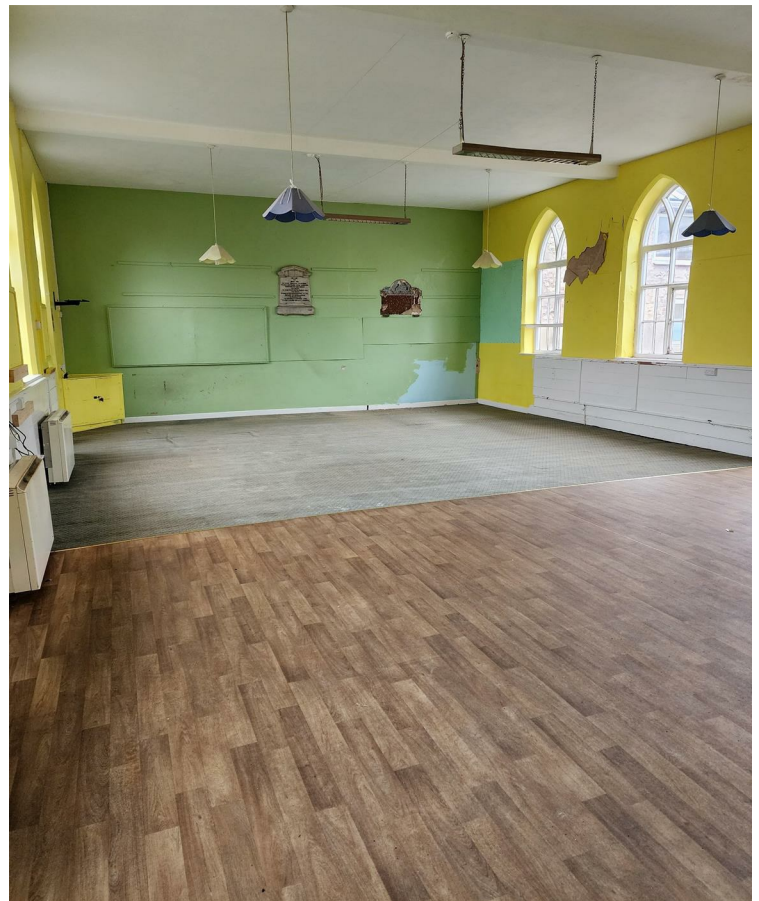
With timber floor, timber cupboards, highgloss worktops, timber wardrobes and doors to :-



MAIN HALL

37'6" x 24'3" (11.449 x 7.416)

With part laminate/carpeted flooring, 3 x storage heaters, door to rear yard and door to side.



KITCHEN

13'1" x 10'2" (4.001 x 3.119)

Tiled floor, timber wall and floor units with high gloss worktop, stainless steel double drainer sink unit with mixer taps and door to rear yard.



ADDITIONAL PHOTOGRAPH



TOILET

8'2" x 10'2" (2.496 x 3.121)

With tiled floor, 3 wall mounted basins, 3 toilet stalls, hot water cylinder and window to rear courtyard.

OUTSIDE

The property includes pedestrian access of which could easily be extended to allow ample vehicle access to the front of the property. The property benefits spacious yarded areas currently utilised as children's play areas.



ADDITIONAL PHOTOGRAPH

SERVICES

The property is assumed to be connected to mains water, electricity and drainage and includes electric storage heaters and infrared ceiling heaters. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Ruthin Office (Tel No : 01745 812049)

MODE OF SALE

This property is offered for sale by Formal Tender. All tenders are to be submitted on the tender form provided by the vendors solicitors (being accompanied with the appropriate deposit sum). All tenders to be sent to Clough & Co, Parc Glasdir, Ruthin, LL15 1PB in a sealed envelope marked "BODAWEN". All tenders must be received by 12 noon on Wednesday 15th April, 2026 and accompanied by payment of the appropriate deposit made payable to Swayne Johnson, Denbigh being 10% of the amount tendered. Only the successful buyer(s) deposit will be encashed with any deposit for unsuccessful tenderers being returned by post. Acceptance of the tender by the vendors in this manner will constitute exchange of contracts for sale, so intending purchasers are advised to make themselves familiar with the contract terms (and any acceptance of a tender by the vendors will be on the basis that these documents have been inspected and agreed).

The vendors will not be bound to accept the highest or any

tenders. To endeavor to avoid duplicate of offers, it is suggested that the tenders submitted should be for an uneven monetary amount.

The successful purchaser will be informed no later than 7 days from the date of the tender closing date.

CONTRACT CONDITIONS

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection at Swyane Johnson Solicitors, 2 Hall Square, Denbigh, LL16 3PA.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

Vale Of Clwyd Mart Plas Glasdir, Denbigh Road,
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