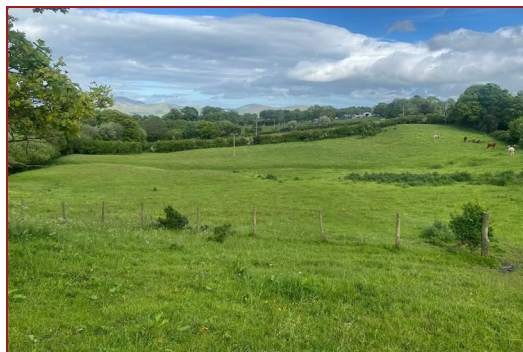




Clough
AND Co

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Gweithdy Land, Llanfwrog, Ruthin, Denbighshire LL15 2AW

Guide Price £30,000

A conveniently situated parcel of land extending to approximately 3.56 acres (1.44 hectares) situated in a semi rural location on the outskirts of the villages of Llanfwrog and Bontuchel benefiting direct road frontage access. The land occupies a convenient yet peaceful location being within close proximity to the Market Town of Ruthin which provides all necessary amenities and maybe of interest to a wide spectrum of purchasers.

FOR SALE BY FORMAL TENDER

TENDER CLOSE 12 NOON ON WEDNESDAY 26TH AUGUST, 2026

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is situated 2 miles or so from the popular rural village of Bontuchel and 4 miles or so from the Market Town of Ruthin providing all necessary amenities.

From our Ruthin office take the first exit off the roundabout onto the A525 (Denbigh Road), then take a right turn onto the B5105 road towards Cerrigydrudion. Proceed along this road, take the second exit off the roundabout. Take the turning right signposted Clocaenog, continue along this road for 3 miles or so. Take a right and continue along this road. Proceed over the crossroads and land can be seen on your right hand side, sign posted Clough & Co for sale board.

DESCRIPTION

A good parcel of agricultural land extending to approximately 3.56 acres (1.44 hectares) for identification purposes only edged red on the attached plan being suitable for both grazing and cropping purposes. The land is gently sloping in terms of topography and includes hedge surround. Due to its optimum acreage, the land maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts and those seeking amenity land.

SERVICES

The land benefits natural water supply.

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 at any reasonable time (on foot only) upon production of a copy of the brochure details as a permit.

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 "GWEITHDY LAND". All tenders must be received by 12 noon on Wednesday 26th August, 2026 and accompanied by payment of the appropriate deposit made payable to Swayne Johnson, Ruthin 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 10 days prior to the tender closing date.

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale/sold excludes any Basic Payment Scheme Entitlements.

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.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

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.

VENDORS SOLICITORS

Swayne Johnson, 23 Clwyd Street, Ruthin, LL15 1HH (Tel No 01824 703833)

Land Registry
Official copy of
title plan

Title number **CYM638954**
Ordnance Survey map reference **SJ0856SE**
Scale **1:2500**
Administrative area **Denbighshire / Sir Ddinbych**



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This official copy issued on 2 February 2015 shows the state of **this title plan on 2 February 2015 at 15:12:28**. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

**FOR IDENTIFICATION
PURPOSES ONLY**

This title plan shows the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match the ground. Ordnance Survey.

