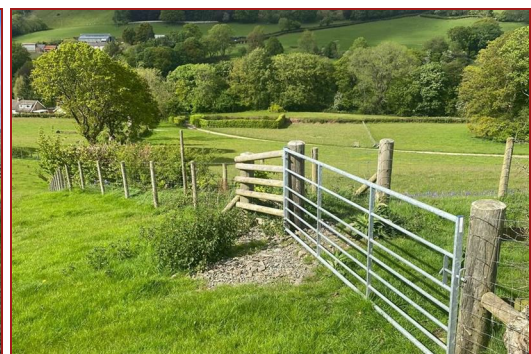




Fachlwyd Land Cyffylliog, Ruthin, Denbighshire LL15 2DH

Guide Price £400,000

A block of productive agricultural land extending to approximately 59.62 acres (24.12 hectares) conveniently situated on the fringes of Cyffylliog. The land is of excellent stock rearing quality with the majority being suitable for both grazing and cropping purposes. The land benefits from multiple road side access points, natural water supply, excellent IAE sheep handling pens and hardcore farm tracks.

FOR SALE BY FORMAL TENDER

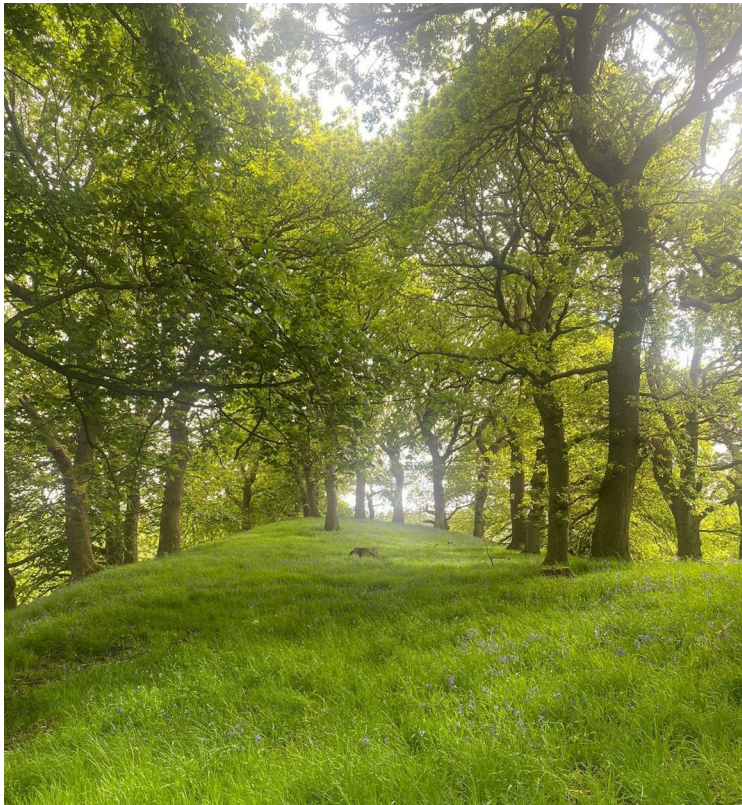
TENDER CLOSE 12 NOON ON WEDNESDAY 26TH AUGUST, 2026

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is situated on the fringes of the popular small rural village of Cyffylliog which offers village amenities. The Market Towns of Ruthin and Denbigh are approximately 4 and 7 miles distance.

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, turn right signposted Bontuchel and continue through the village for a further 1.5 miles or so. Continue left over the bridge into the village of Cyffylliog, take a left-hand turn before the Red Lion public house. The red telephone box can be seen on your right-hand side, this is the lands first access point. Continue up the lane and two more vehicle access points can be seen on your right-hand side, sign posted Clough & Co for sale board.



DESCRIPTION

A good block of land extending to approximately 59.62 acres (24.12 hectares) for identification purposes only edged red on the attached plan. The land includes gently sloping, good grazing ground, with the majority being suitable for cropping purposes. The land contains hardcore tracks with recently installed sheep handling pens located relatively central to the land. The land is divided into practical parcels and benefits small pockets of hardwood trees which are believed to be protected under Tree Preservation Orders (TPO). The land benefits several good road frontage access points with good double fencing/hedge boundaries. The land will be of interest to those seeking to acquire a self-contained block of good grazing/cropping land or alternatively for environmental, tree planting or biodiversity schemes.



SERVICES

The land benefits natural water supply which bounds 'Nant Gladur' stream.

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 "FACHLWYD 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. 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.

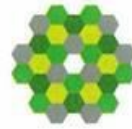
DISPUTES

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)

Title number **CYM648334**
Ordnance Survey map reference **SJ0657SW**
Scale **1:5000 reduced from 1:2500**
Administrative area **Denbighshire / Sir Ddinbych**



The map shows a study area outlined in red, which is a large, irregularly shaped area. Within this red-outlined area, there is a smaller, irregularly shaped area outlined in green. The green area is located in the lower right portion of the red area. The map includes a north arrow pointing upwards and a scale bar at the bottom right. The surrounding landscape is shown with various features, including roads, fields, and buildings.

PURPOSES ONLY



Clough
AND Co