



JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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5.97, Acres of Land Adjacent to Grove Mill Cottage, Marian Mills, LL18 6BT



- 5.97 Acres of Land
- Contained within 4 enclosures
- Natural water source
- Access off a Country Lane
- Hedge & fenced boundaries
- Sale by Formal Tender

A very pleasant parcel of agricultural accommodation land situated conveniently between the villages of Dyserth and Trelawnyd and being well connected to the larger towns of Rhyl and Prestatyn, together with the A55 North Wales Expressway.

DESCRIPTION

The land comprises approximately 5.97 acres of gently sloping ground in Marian Mills, Dyserth, enjoying roadside access by means of a country lane that connects onto the A5151. The land is contained within four interconnected enclosures and is laid to an established grass root on a predominantly free-draining soil of good depth. The boundaries are stockproof with established hedging and fencing and with a watercourse to the south which provides natural water sources throughout the year.

This is an exceptionally versatile and useful parcel of land that will be of interest to the farming and equestrian community, or to the hobby farmer or as a peaceful retreat as considered appropriate by potential purchasers.

TENURE

We are advised that the land will be offered for sale Freehold with vacant possession on completion, subject to any public and private rights-of-way, easements and wayleaves.

METHOD OF SALE

The land will be offered for sale by Formal Tender on 30th November 2023.

Contract details and tender forms are available from Swayne Johnson Solicitors, 17 Trinity Square, Llandudno LL30 2RN. All tenders must be submitted by way of the forms attached to the tender document, without conditions and accompanied with the purchaser's cheque for 10% of the offer price made payable to Swayne Johnson Solicitors.

All tenders are to be returned in sealed envelopes marked "5.97 Acres of Land, Grove Mill, Marian Mill, Dyserth" to the Agents Abergele Offices by no later than 12.00 noon on 30th November 2023. Any tenders received after this date will not be accepted under any circumstances.

The vendors reserve the right to refuse any or all the offers submitted in respect of the sale. If an offer is

accepted, the successful party will be advised within seven working days of the closing date (or as soon as possible thereafter, but no later than fourteen working days). If accepted and written notification is given to the purchaser, the offer will become legally binding in accordance with the contract documents.

All other parties who have submitted a tender will be advised of the vendor's decision in writing and the relevant cheques returned unrepresented.

CONTRACT MONIES

Please note that Bank Transfers and Cash cannot be accepted under any circumstances in respect of the purchasers' 10% offer price, only personal cheques, Bankers Draft or Building Society cheques can be accepted.

HIGHWAYS & ACCESS

The land is accessed by means of a single-width minor classification road situated between Dyserth and Trelawnyd in Marian Mills. Access is by means of a gated entrance adjacent to the road. A separate footpath access over the river bridge adjacent to Grove Mill is also provided.

We understand that the footpath forms part of a public right-of-way, which crosses the land diagonally close to the watercourse.

SERVICES

There are no services connected to the land. Water is by means of a natural watercourse that we are advised is secure throughout the year, but which potential purchasers should satisfy themselves upon prior to submitting their tender.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to all rights including rights-of-way, whether public or private, light support drainage and water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electrical supplies and other rights and obligations, quasi-easements and restrictive covenants, whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the Title accompanying the contract of sale forming part of the Tender Pack.



PLANS & PARTICULARS

The particulars have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements made within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to the property and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed or altered.

VENDOR'S SOLICITORS

The vendor's Solicitors are Swayne Johnson, 17 Trinity Square, Llandudno, LL30 2RN – Telephone: 01492 876271.

Tender Packs can be obtained from the Solicitors or by electronic means only from the Agents.

VIEWING

The land may be viewed during reasonable daylight hours by advising the Selling Agents of the intention to view and being in possession of a sale brochure, but subject to any restrictions imposed by the vendors that may arise from their farming activities. The land is viewed entirely at the prospective purchaser's risk and no liability will result from any injury or damage caused as a result of the viewing of the property.

Prospective purchasers can be expected to be challenged by the owners or neighbours and should introduce themselves as having registered prior to inspection by the prior notification to the Agents.

AGENTS NOTES

Jones Peckover, 61 Market Street, Abergele, Conwy, LL22 7AF.

Tel: 01745 83240.

Email: abergele@jonespeckover.com.

DIRECTIONS

The land is accessible from the public highway, the location of which is shown by reference to the attached plan. If travelling from Dyserth, proceed along the main road passing Ty Newydd Farm at the top of the hill and taking the first turning right and following the road to the land, which will be identified by means of our For Sale board. An alternative access is available from the Cwm Road with the footbridge visible immediately before Grove Mill. For further details regarding the location of the property please contact the Agents.

PROOF OF IDENTITY

In order to conform with Money Laundering Regulations, all prospective purchasers will be required to provide proof of identity if it is their intention to submit an offer via the tender process. In such circumstances it will be necessary to provide photographic evidence such as Passport or UK Driving License, together with a public utility bill, bank statement or Local Authority tax bill.



