



**Maes Sied Land, Bodfari, Denbigh ,
LL16 4HU
Guide Price £200,000**

**FOR SALE BY
FORMAL TENDER
Land in 9.41 acres**



**Clough
AND
Co**

A superb opportunity to purchase approximately 9.41 acres (3.80 hectares) of arable land occupying a prime location just off the B5429 road on the outskirts of the village of Bodfari. Currently and historically planted with arable crops, the land is suitable for arable cultivation, grazing and mowing purposes which benefits direct road frontage access.

FOR SALE BY FORMAL TENDER
TENDER CLOSE 12 NOON ON 9TH SEPTEMBER, 2026

GENERAL REMARKS

SITUATION & DIRECTONS

The land is situated near the village of Bodfari, on the fringes of the village of Waen, Aberwheeler some 3.5 miles from the A55 North Wales Expressway, 4 miles from Denbigh and 12.5 miles or thereabouts from Mold.

From our Ruthin office turn right at the roundabout, take the second exit onto the A525 road towards Denbigh. Continue on this road driving through the villages of Rhewl/Llanrhaeadr. Upon entering Denbigh at the roundabout take the third exit onto the A525 signposted St Asaph. At the roundabout take the fourth exit onto the A541 towards Mold, at the junction take the next right onto the B5429 signposted Llandynnog. Drive through the village of Waen and the land can be seen on your left hand side signposted Clough & Co for sale board.

DESCRIPTION

An excellent block of prime agricultural land situated within the renowned Vale of Clwyd extending in total to approximately 9.41 acres (3.80 hectares).

The land is capable of growing a wide range of combinable and root crops with the soil being best described as freely draining slightly acid loamy soils. The land benefits road frontage providing superb access off the B5429 road. The boundaries of the land are defined by a combination of stock proof fencing and mature hedgerows offering both security and natural screening.

Very rarely does land of this quality and optimum acreage within a prime location become available on the open market. Viewing is highly recommended.

SERVICES

The Seller believes that there is a historic supply of water to the land being sold having made enquiries with Welsh Water and a water connection could be made to a supply in the field / verge which abuts the public highway subject to consent and payment of connection fees. The Buyer should satisfy themselves as to the viability of this connection.

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

VIEWNG 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 "MAES SIED LAND". All tenders must be received by 12 noon on the 9th September, 2026 and accompanied by payment of the appropriate deposit made payable to Guthrie Jones & Jones, 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).

CONTRACT CONDITIONS

A copy of the tender form/contract conditions of sale and tender pack is available for inspection by the selling agents.

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,

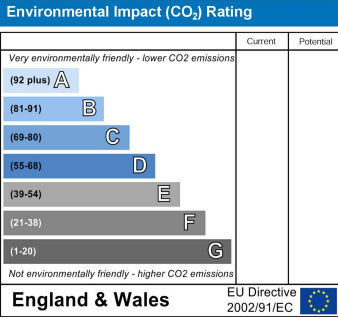
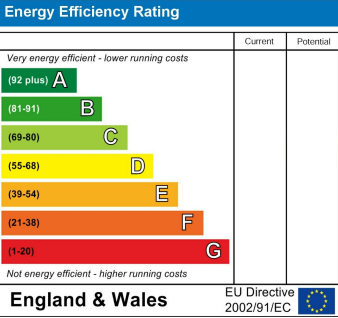
make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have 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

Guthrie Jones & Jones, 29 Ruthin Road, Denbigh, LL16 3EH - Telephone Number 01745 814817



Vale Of Clwyd Mart Plas Glasdir, Denbigh Road, Ruthin, LL15 1PB

Tel: 01745 812049 | Fax: 01745 812180

enquiries@cloughco.com

www.cloughco.com



— CLOUGH & CO —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents