



Agricultural Land Rhuallt, St Asaph, Denbighshire LL17 0TP POA

An attractive parcel of agricultural pasture land together with part amenity woodland extending to 29.23 acres or thereabouts. The land extends in gradual incline from the roadway on the outskirts of the Village of Rhuallt, ½ mile or so from the A55 North Wales Expressway.

This attractive parcel benefits roadside access, natural and mains water supply available.

FOR SALE BY PRIVATE TREATY

This sale is conducted through our Denbigh Office (Tel No 01745 812049)

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is situated on the outskirts of the Village of Rhuallt, is conveniently situated for the A55 North Wales Expressway and is suitable for a variety of uses.

Travelling along the A55 eastwards from St Asaph exit at Junction 25, signposted Rhuallt, at the roundabout turn right (third main exit), follow the road into Rhuallt taking the first left signposted Cwm (1 3/4 miles) and Dyserth (2 3/4 miles). Follow the road for approximately 200m and take a right turn into Rhuallt Hall where the gateway access is on the left.

DESCRIPTION

The land forms a gradual slope from the gateway and is in 3 main enclosures, one of which is woodland, facing a south westerly direction with splendid views. The land has the benefit of natural and mains water supply is available.

NB The Contract of Sale will contain an overage agreement clause in the event of planning permission being granted for development.

TENURE & POSSESSION

The land is understood to be Freehold and offered for sale with Vacant Possession upon completion.

VIEWING ARRANGEMENTS

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

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 electricity 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. Certain boundary lines on site may not

accord with those identified on the plans accompanying this Brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map.

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

Gamlins, 14-15 Trinity Square, Llandudno, LL30 2RB (Tel : 01492 860420) - For the attention of Mr Mark Salisbury

