



Agricultural Land at Rhiwlas Llanbedr Dyffryn Clwyd, Ruthin, LL15 1US

Offers In Excess Of £200,000

An opportunity to purchase agricultural land extending to 27.52 acres (11.13 hectares) together with enclosed mountain with grazing rights for 297 Ewes & 89 Ewe Lambs on the adjoining enclosed mountain. The land benefits natural water supply and is suitable for a range of purposes to include livestock grazing, woodland plantation or these seeking amenity land.

FOR SALE BY INFORMAL TENDER

Tenders close at 12 noon on Wednesday 21st June, 2023

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

INTRODUCTION

Clough & Co are pleased to be instructed to offer this conveniently situated block of agricultural land extending to 28 acres (11.13 hectares). The land benefits right of way access, natural water, shared sheep handling facilities and grazing rights for 297 ewes and 89 lambs on the adjoining enclosed mountain. The land would be of interest to farmers, investors or those seeking amenity land.

DIRECTIONS

From Ruthin proceed on the A494 Mold Road to Llanbedr DC. The Griffin Inn is on the right proceed for approximately 200 meters and turn left onto Cae Glas Lane. Proceed for approximately 0.75 miles and turn left over a cattle grid onto the right of way access (marked blue on the attached plan). Proceed to the end of the lane and turn right. The access to the field is immediately on the left.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

SERVICES

We are led to believe that the land is served by 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

MODE OF SALE

The property is offered for sale by Informal Tender. All tenders should be submitted on the form attached to this brochure and should be received at Clough & Co, 45 High Street, Denbigh, LL16 3SD in a sealed envelope marked "RHIWLAS LAND". All tenders must be received at our Denbigh office by 12 noon on Wednesday 21st June, 2023.

Tender forms are available from the Denbigh Office.

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.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser.

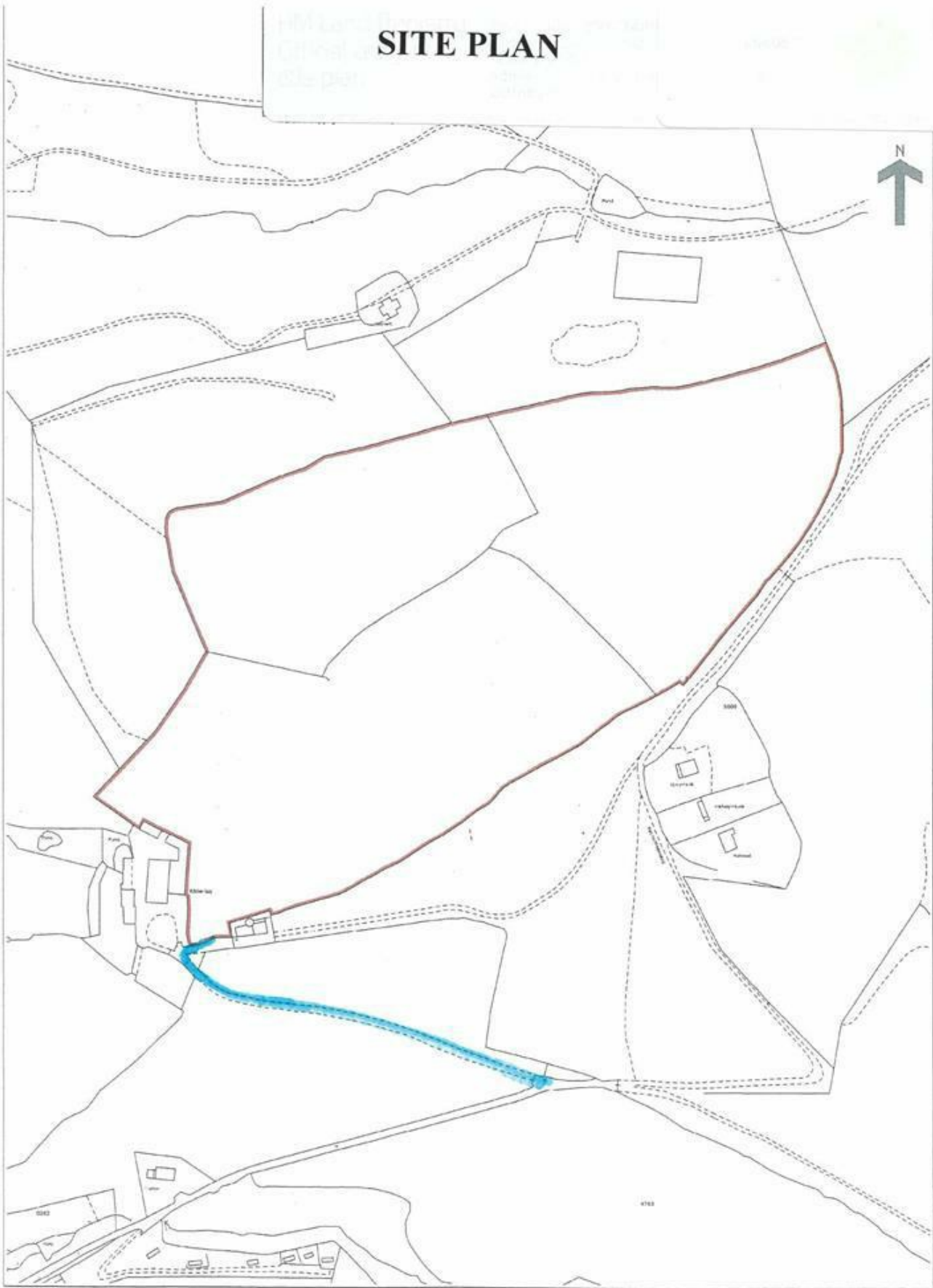
IMPORTANT

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.

SITE PLAN



**FOR IDENTIFICATION
PURPOSES ONLY**

199.
of the (Bannock)

45 High Street, Denbigh, Clwyd, LL16 3SD
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— CLOUGH & CO —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents