

**Land on the edge of Bontuchel, Ruthin, LL15 2BD
Offers In Excess Of £60,000**

A unique parcel of land extending in total to approximately 1.694 acres (0.685 hectares) situated on the outskirts of the popular small village of Bontuchel benefiting a wealth of attributes to include pasture land, mixed hardwood trees to include oak, ash and birch and idyllic stream. The land occupies a convenient yet picturesque and peaceful location being within close proximity of the popular Lady Bagots Drive.

**Telephone No : 01745 812049
Email : enquiries@cloughco.com**

GENERAL REMARKS

SITUATION & DIRECTIONS

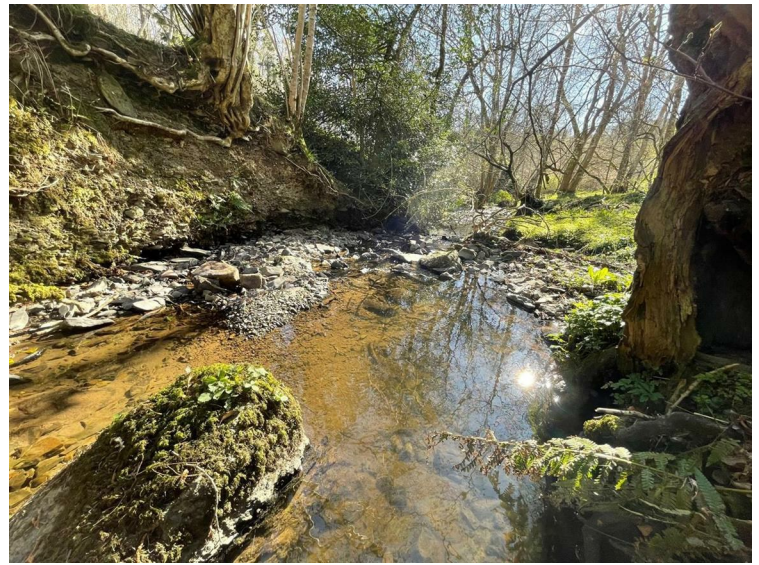
The land is situated on the outskirts of the small village of Bontuchel which is 2.5 miles or so west of the Historical Market Town of Ruthin and 8 miles or so south of the Historical Market Town of Denbigh. Both towns have a wealth of amenities and are convenient for the A55 North Wales Expressway.

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 and take the second exit off the roundabout. Turn right signposted Bontuchel and continue along this road for approximately 1 3/4 miles until you reach the village. At the village take a right signposted Llanrhaeadr, driving over the bridge and turn right. Stay on this road and the land can be seen on your lefthand side signposted Clough & Co for sale board.



DESCRIPTION

An opportunity to acquire a useful parcel which extends to approximately 1.694 acres (0.685 hectares) or thereabouts with good road frontage access which benefits natural water. The land is level in terms of topography and includes good hedge and fence boundaries. The land maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts or those seeking amenity land.



VIEWING ARRANGEMENTS

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

SERVICES

Natural water.

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 "BONTUCHEL LAND". All tenders must be received at our Denbigh office 12 noon on Wednesday 25th June, 2025.

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

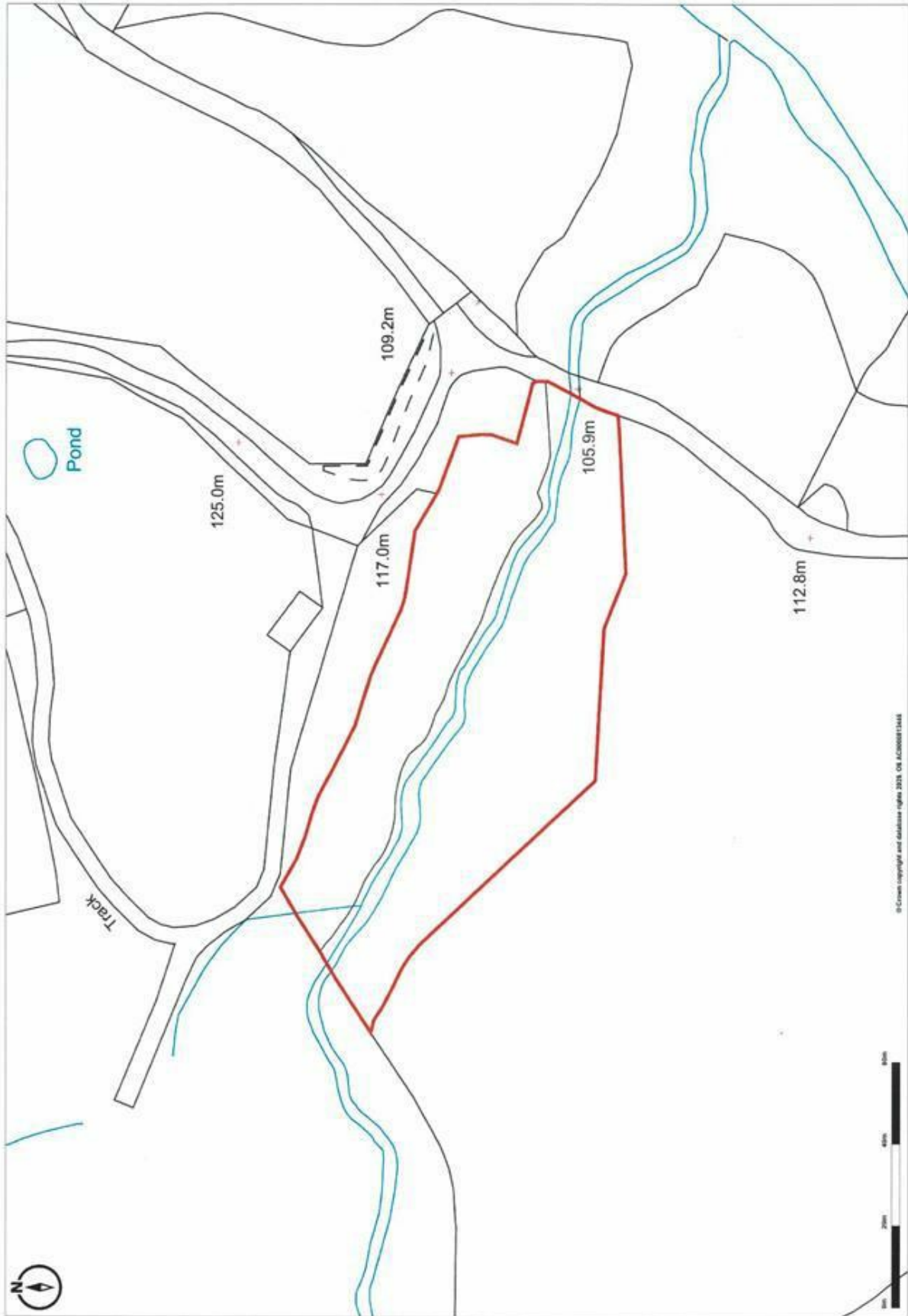
Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser.

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.



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

1PB

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