



APPROX 19 ACRES AT AXTON,
HOLYWELL

J. Bradburne Price & CO ~ EST. 1902 ~
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~

APPROX 19 ACRES AT AXTON, HOLYWELL

GOOD ACCESS. MAINS WATER SUPPLY, WELL FENCED, WITH PART BEING CAPABLE OF GROWING CROPS. AREA OF FORMER MINES/ SPOIL HEAPS MAY SUIT A VARIETY OF USES AND IS USEFUL FOR OUTWINTERING LIVESTOCK

A USEFUL PARCEL OF AGRICULTURAL LAND, AMOUNTING TO APPROXIMATELY 19 ACRES.

THE LAND IS OFFERED FOR SALE BY MEANS OF INFORMAL TENDER, WITH TENDERS TO BE SUBMITTED BY THURSDAY 13TH JUNE 2024 AT 12 NOON.



Sole selling Agents: J. Bradburne Price & Co.14/16 Chester Street, Mold, Flintshire, CH7 1EG.

Contact Wynne Davies or Susie Griffiths wynne@jbradburneprice.com or susie@jbradburneprice.com Tel: 01352 753873

01352 753 873

contact@jbradburneprice.com



J Bradburne Price & Co are pleased to be favoured with the instructions to offer to the market this useful parcel of agricultural land, amounting to approximately 19 acres.

The land is located approximately 1 mile to the north east of the main A5151 road between Lloc and Trelawnyd.

Comprised and offered for sale as one lot, the land benefits from good access and is well fenced, also being in good heart. The land and has been farmed to a high standard in recent years.

Part of land is capable of growing crops with an area of spoil heaps being useful for outwintering livestock and may suit a variety of uses. The land benefits from a cattle handling area by the access track.

A third party has the benefit of a right of way along the access track.

Offered for sale by informal tender with tenders closing on Thursday 13th June 2024 at 12 noon.

All tenders should be submitted by this date to our Mold office, clearly marked tenders for Land at Axton.

Guide Price: £200,000.

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DIRECTIONS

From the A55, exit at junction 31 (Caerwys interchange) head north along the A5151 signposted for Whitford. Continue along the road, at the next roundabout take the first exit signposted for Dyserth, continuing along the A5151.

Continue for approx.. two miles, then turning right signposted for Llanasa and Trelogan. Keep left onto Bryn yr Odyn. Continue until reaching the crossroads, then turning right. Continue to the left junction, then turn right.

Continue up the hill and keep straight until reaching the cattle pen and entrance to the land, identified by one of our for-sale boards.

What3words: drags.sleeps.wishes

TENURE

The land is offered for sale freehold with vacant possession upon completion.

EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

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TOWN & COUNTRY PLANNING ACT

The property notwithstanding any description contained within these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

VIEWING

The land can be viewed at any time during daylight hours with a set of these particulars to hand.

GUIDE PRICE

£200,000

RIGHT OF WAY

Access to the site is possible via the adjoining track, over which a right of way exists.

MONEY LAUNDERING REGULATIONS:

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

PLEASE NOTE:

All tender documents submitted should be completed honestly and truthfully, with all the information given being factually correct and true. This land is being offered to let by informal tender, the owner is not obliged to accept the highest, or any tender.

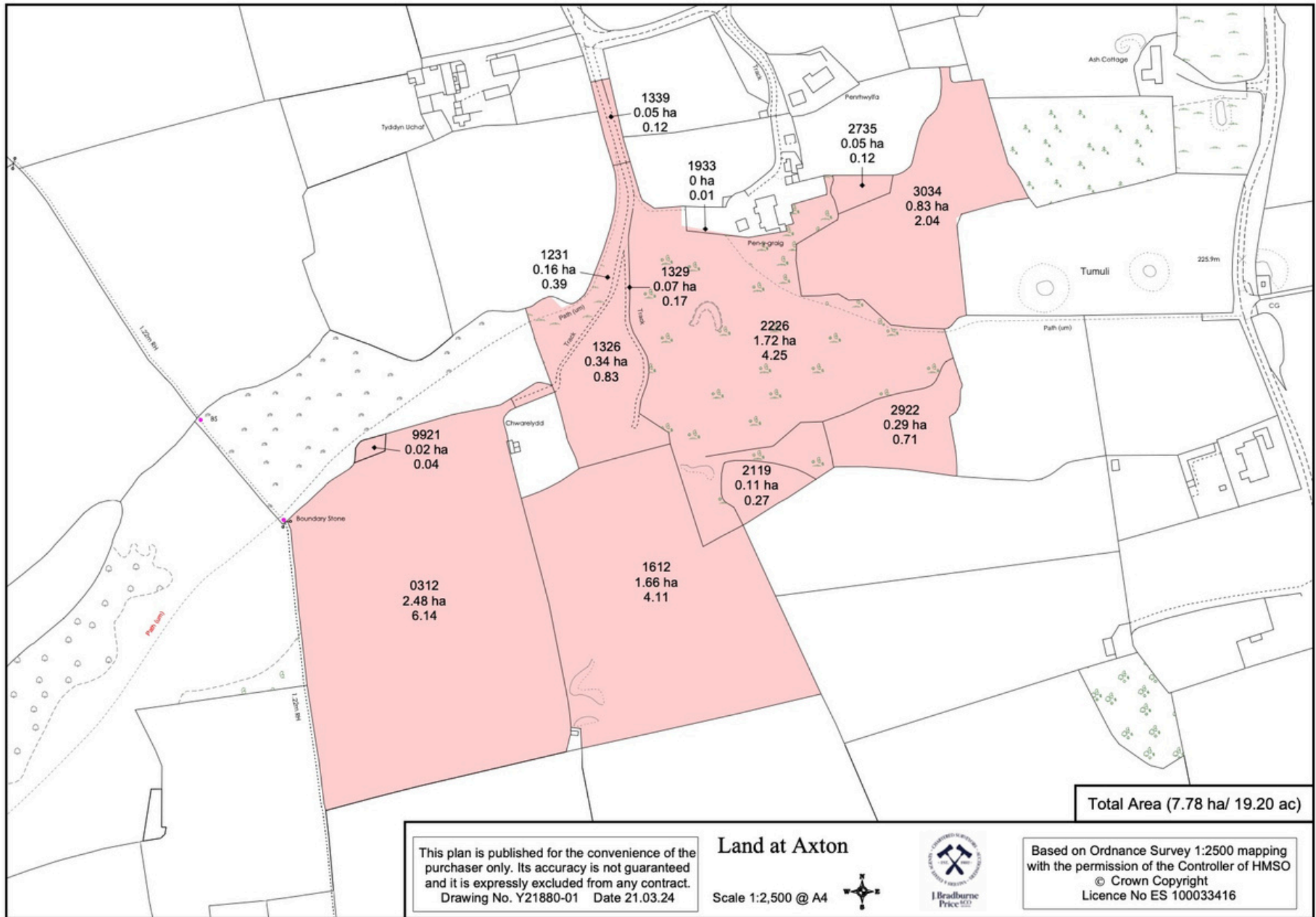
BASIC PAYMENT SCHEME

No BPS included.

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TENDER FORM

Please complete all fields below for the tender to be considered valid and return in a SEALED ENVELOPE marked **APPROX 19 ACRES AT AXTON, HOLYWELL** by 12 noon on **Thursday 13th June 2024** to J Bradburne Price & Co,14-16 Chester Street Mold CH7 1EG

1. Applicant's Full Name: _____

2. Applicant's Current Full Address: _____

3. Applicant's Contact Number _____

4. Applicant's Email Address _____

5. The applicant is submitting a tender

AS A WHOLE _____

Please indicate source of finance _____

SIGNED..... DATED.....

01352 753 873

contact@jbradburneprice.com



