



**10.5 ACRES OF LAND NEAR
BYLCHAU, DENBIGH**

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

APPROXIMATELY 10.5 ACRES OF AGRICULTURAL/ AMENITY LAND NEAR BYLCHAU, DENBIGH

CAPABLE OF A VARIETY OF USES, SUBJECT TO THE NECESSARY APPROVALS
AVAILABLE AS A WHOLE THE LAND IS OFFERED FOR SALE BY MEANS OF INFORMAL TENDER, WITH TENDERS
TO BE SUBMITTED BY 12 NOON THURSDAY 1ST AUGUST 2024.



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

Contact Susie Griffiths - susie@jbradburneprice.com Tel: 01352 753873

01352 753 873

contact@jbradburneprice.com



J Bradburne Price & Co are pleased to bring to the market this parcel of agricultural/ amenity land near Bylchau, Denbigh. Directly opposite the Sportsman's Arms Public House.

Located to the South of the Rural Hamlet of Bylchau, the land amounts in all to approximately 10.5 acres. Comprised within several enclosures, the land is flat, being partly down to pasture with areas of rough grazing. The land benefits from good road access directly from the A543 road leading over Denbigh Moors. In recent years it has been utilised for sheep grazing. It could suit an alternative use such as tree planting or carbon offsetting. The land has a natural water supply and benefits from grazing rights on the moor for approximately 60 ewes and 60 lambs. The owners of the nearby Sportsman's Arms have a right of access to their natural water supply, with is located on the land.

Guide Price: £6,000 to £7,000



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DIRECTIONS

From Denbigh head South West along the A543, continue through Groes and onto the Hamlet of Bylchau. Continue on the A543 for a further two miles. The land is located on the RHS, opposite the Inn and identified by one of our for sale boards.

What3Words sobered.skyrocket.paler

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.

BASIC PAYMENT SCHEME

No BPS included.

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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 - £6,000 to £7,000 per acre

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.

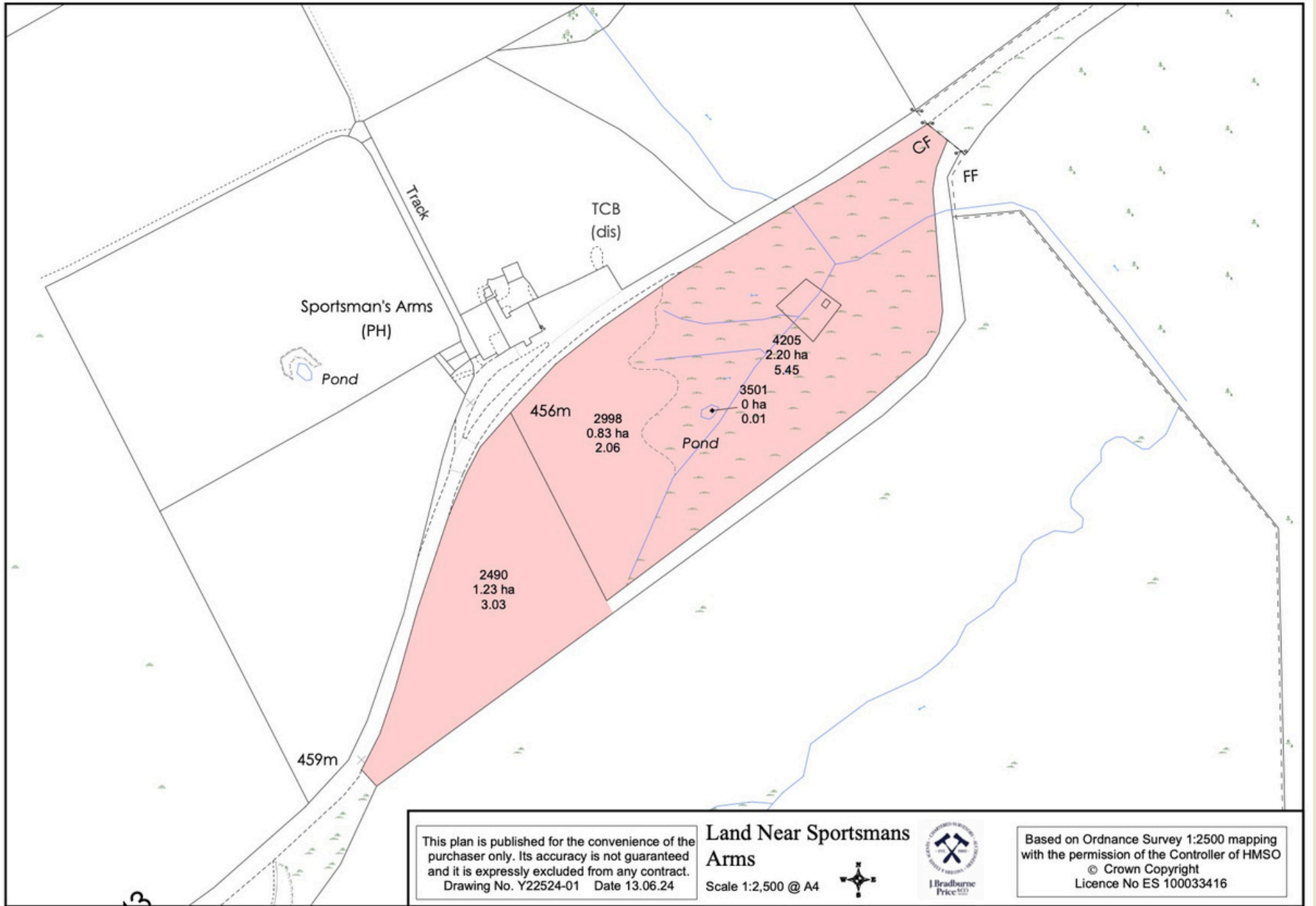
PLEASE NOTE:

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 for sale by informal tender, the owner is not obliged to accept the highest, or any tender.

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This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
 Drawing No. Y22524-01 Date 13.06.24

Land Near Sportsmans Arms

Scale 1:2,500 @ A4



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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 10.5 ACRES OF land NEAR BYLCHAU, DENBIGH.

by 12 noon on **Thursday 1st August 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.....

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