



APPROX 50 ACRES OF LAND NEAR  
OLD COLWYN/ LLANELIAN/ DOLWEN

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



APPROXIMATELY 50 ACRES OF PRIME AGRICULTURAL LAND NEAR OLD COLWYN/ LLANELIAN/ DOLWEN

VERY ACCESSIBLE LOCATION, OFF THE B5383, DOLWEN ROAD AND CLOSE TO THE A55.  
BEING PART OF LLETY DU, DOLWEN

THE LAND IS OFFERED FOR SALE BY MEANS OF INFORMAL TENDER, WITH TENDERS TO BE SUBMITTED  
BY 12 NOON THURSDAY 11TH JULY 2024.



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

Contact Wynne Davies or Susie Griffiths [wynne@jbradburneprice.com](mailto:wynne@jbradburneprice.com) or [susie@jbradburneprice.com](mailto:susie@jbradburneprice.com) Tel: 01352 753873

01352 753 873

[contact@jbradburneprice.com](mailto:contact@jbradburneprice.com)



J Bradburne Price & Co are pleased to bring to the market this parcel of highly productive land on the outskirts of Old Colwyn. Seldom does an opportunity arise in this area to acquire such productive land.

Accessed directly off the B5383 Dolwen Road, the land amounts in all to approximately 50 acres. Comprised within seven conveniently sized fields the land is flat and slightly sloping in nature. Currently down to pasture, however has previously grown arable crops. The land is located approximately two miles South of junction 22 of the A55.

There is a mains water supply to each field and the fences have been well maintained.

The land also benefits from a livestock collecting pen and several points of access.

**Guide Price: £12,000 - £14,000/ acre**

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## **DIRECTIONS**

From the A55 exit at junction 22 head South along Rotary Way towards Old Colwyn. At the roundabout go straight over, joining Llanelidan Road/ Dolwen Road/ B5383, continue along this road for approx.. 1.5 miles and the land is located on the LHS identified by one of our for sale boards.

**What3Words-** perky.sympathy.salaried

## **OVERAGE CLAUSE**

The land is to be sold subject to an overage clause, reserving to the vendors and their successors in title 30% of any increase in value arising from the implementation or sale of the land, with the benefit of residential, commercial or renewable technology planning permission, for a period of 25 years. Agricultural and equestrian buildings development are exempt from the overage.

## **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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## **BASIC PAYMENT SCHEME**

No BPS included.

## **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 £12,000 - £14,000/ 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.

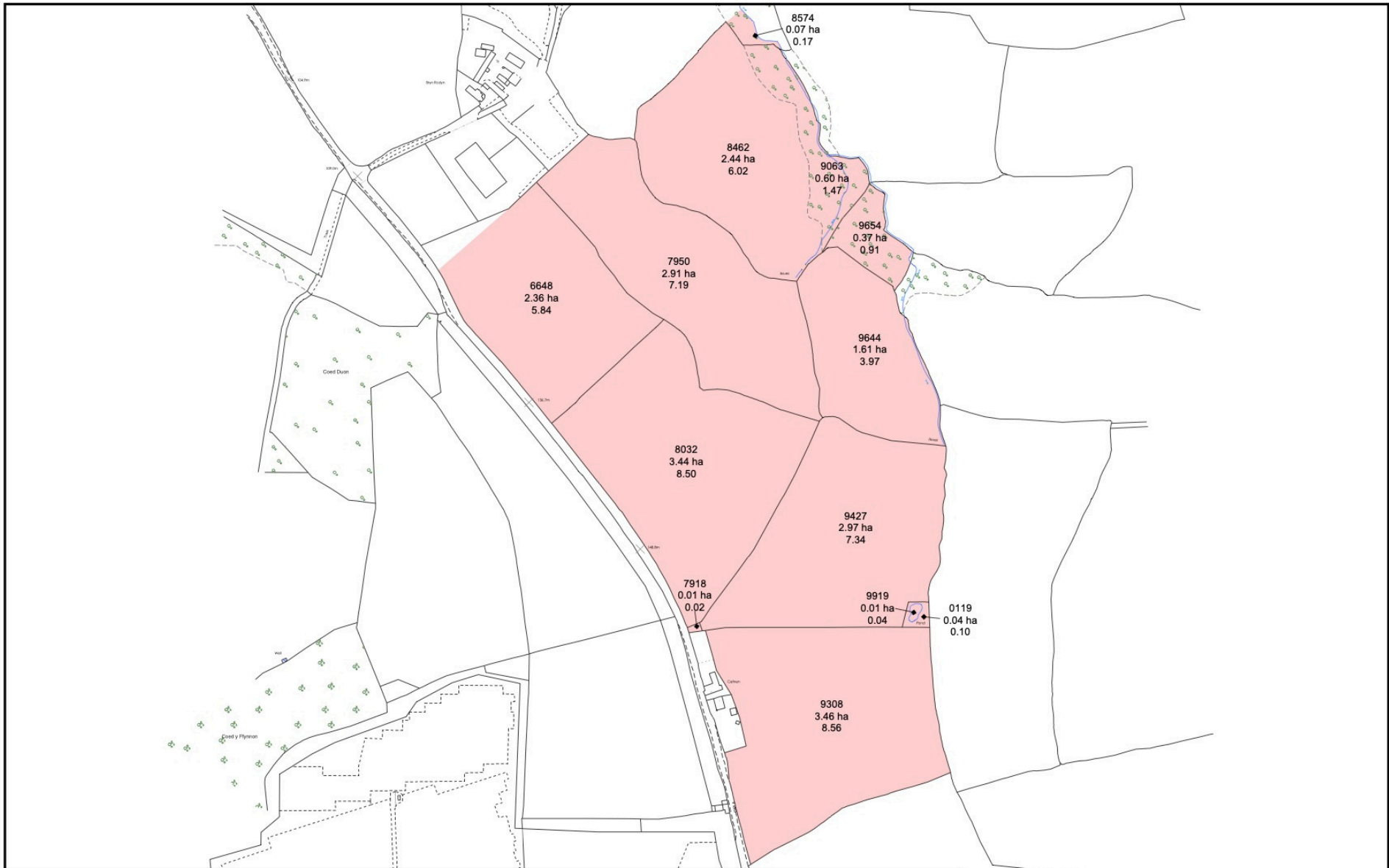
## **PLEASE NOTE:**

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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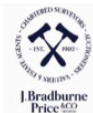




This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.  
 Drawing No. Y22288-01L Date 21.05.24

### Land off Dolwen Road

Scale 1:4,500 @ A4



Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO  
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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 **50 ACRES NEAR OLD COLWYN** by 12 noon on **Thursday 11th July 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



