



**Agricultural Land known as Caeau Llety Llansannan,
Denbigh, LL16 5HQ
POA**

**An excellent parcel of agricultural land extending to 35 acres or thereabouts with
good roadside access and benefits main water supply.**

**To be held at the Vale of Clwyd Livestock Centre, Parc Glasdir, Ruthin, LL15
1PB
on Wednesday 19th September, 2018 at 7pm**

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

GENERAL REMARKS

SITUATION & DIRECTIONS

From our Denbigh office proceed to the Village of Llansannan. On leaving the village take the left turn signposted Llangernyw B5382, at the first crossroads turn right, proceed for approximately 3 3/4 mile and the land is located on the left hand side and identified by a Clough & Co for sale board.

DESCRIPTION

An excellent parcel of agricultural land extending to 35 acres or thereabouts and situated some 1 mile from the Village of Llansannan. The land is currently laid down to pasture and has the benefit of sheep handling facilities. The land has good council maintained roadside access and also benefits main water supply.



SERVICES

Mains Water Supply

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. Completion date will be 20 working days from the Auction or earlier by arrangement.

VIEWING ARRANGEMENTS

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

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale/sold excluding any Basic Payment Scheme Entitlements.

MODE OF SALE

The property will be offered for sale by Public Auction at the Vale of Clwyd Livestock Centre, Parc Glasdir, Ruthin at 7pm on Wednesday 19th September, 2018. No responsibility can be accepted by the Vendor or their Agents for any expenses incurred by prospective purchasers in respect of the property in the event of it being sold, let or withdrawn. Detail relevant to this brochure relating to "Conduct of Auction" is available for inspection at the Clough & Co's Denbigh Office (during normal office hours) for your information and assistance.

CONTRACT CONDITIONS

The Contract Conditions of Sale will be available for inspection at Clough & Co's Denbigh Office for 10 working days prior to the Auction date. They will also be available in the Auction room prior to the sale, but they will NOT be read out at the Auction and the purchasers will be deemed to buy with full knowledge of their content and shall not raise any objections thereon or requisitions therein. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendor's Solicitors or the Auctioneers prior to the sale day and in any event, no later than 2pm on the day of the sale. No questions will be permitted during the course of the auction.

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.

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.

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.

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. IN ORDER TO CONFORM WITH MONEY LAUNDERING REGULATIONS 2007, WE ASK ALL PROSPECTIVE BUYERS HAVE PROOF OF IDENTITY & ADDRESS DETAILS AVAILABLE AT THE AUCTION. PLEASE BRING A CURRENT PASSPORT OR UK DRIVING LICENCE TOGETHER WITH A PUBLIC UTILITY BILL, BANK STATEMENT OR LOCAL AUTHORITY COUNCIL TAX BILL (DATED WITHIN THE PREVIOUS 3 MONTHS) TO THE AUCTION. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE (N.B. PLEASE REFER TO THE PROPERTY CONTRACT/CONDITIONS OF SALE TO VERIFY THE REQUIREMENTS OR THE VENDOR'S SOLICITORS IN THIS RESPECT).

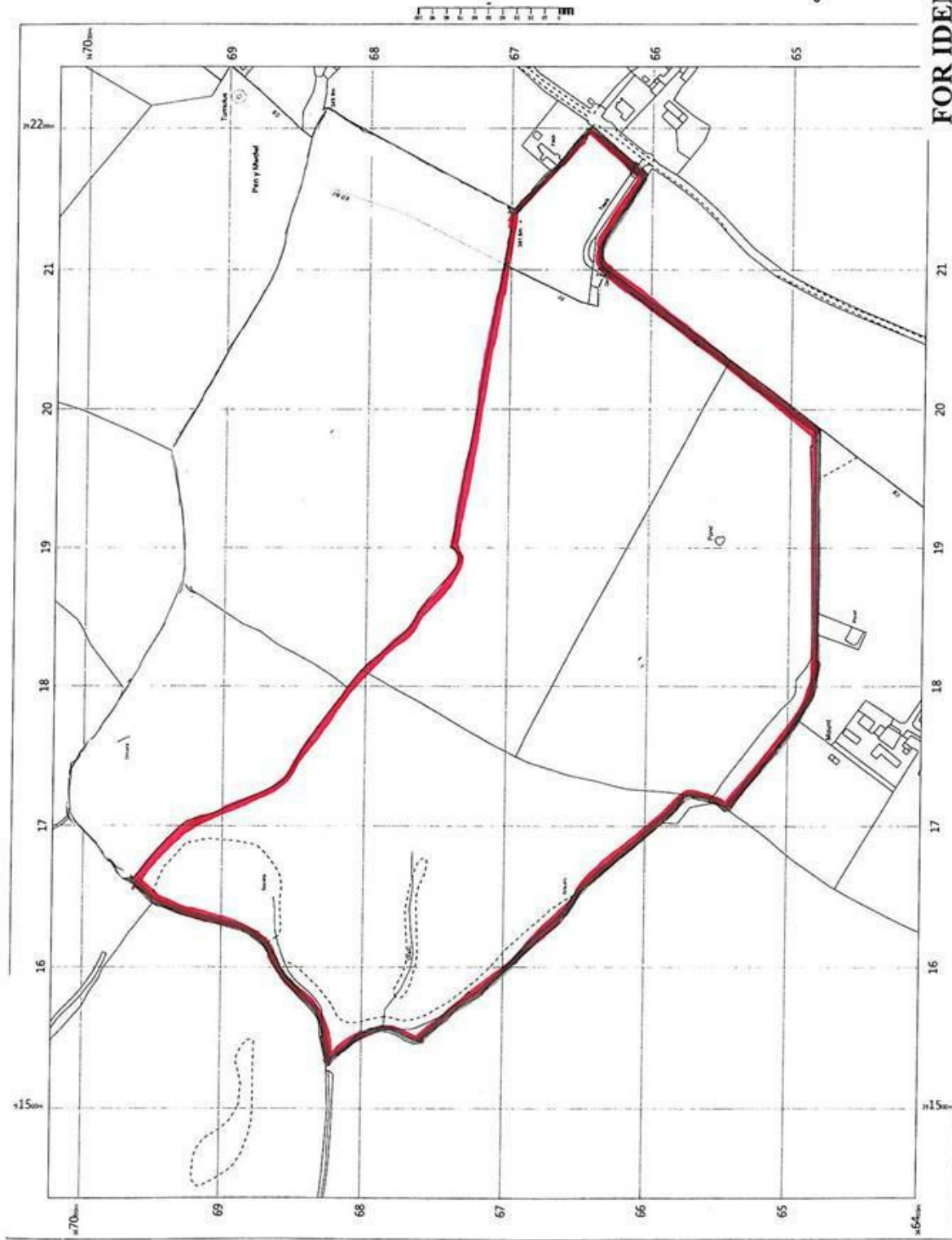
DISPUTES

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.

VENDOR SOLICITORS

Swayne Johnson, Llanrhydd Manor, Llanrhydd Street, Ruthin, LL15 1PP (Tel No : 01824 703833) - For the attention of Ms C Vaughan

SITE PLAN



OS MasterMap 1:2502500/10000
 scale
 Monday, June 25, 2018, 10
 HUC 00722216
 www.themapcentre.com
 1:2500 scale plan at A3 Centre
 201845 E, 164711 N
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**FOR IDENTIFICATION
 PURPOSES ONLY**

