



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

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Land Adjacent to Ffynnonau , Abergele, Conwy LL22 8AD

- Approx 19.22 acres of Agricultural Land
- Suitable for Grazing and Cropping
- Sought-after Location
- Convenient Roadside Access
- Secure Springwater Supplies (August 2026)
- Offers Invited

A substantial block of agricultural land extending to approximately 19.22 acres and would be suitable for grazing and cropping.

The land has good roadside access by means of country lanes approximately 0.5 mile from the A548 Abergele to Llanfair Talhaiarn Road. The land offers excellent grazing with cropping potential that has secure water supplies throughout the year by means of a spring (running clear August 2026). The land is gently sloping in nature with undulations on parts and is considered to offer a convenient parcel in a sought-after agricultural area.

METHOD OF SALE

The land is offered for sale by Private Treaty at a guide price of £300,000.

TENURE

Freehold with vacant possession on completion.

NB

Prospective purchasers are made aware that part of the land has been included in the cable route for the proposed Mona Windfarm Scheme. Further confidential details are available from the Agents on request to genuine purchaser who are able to confirm that they have sufficient funds to purchase the land or offer of finance.

SERVICES

Springwater is available to the land that has remained secure throughout the current drought (August 2026). No other services are available.

HIGHWAYS AND ACCESS

The land is accessed by means of a gated entrance off minor classification roads from Y Nentydd to Betws Yn Rhos.

WAYLEAVES AND EASEMENTS

The property is sold subject to all rights including rights of way, whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies and other rights and obligations; quasi-easements and restrictive covenants; whether referred to in these particulars or not. Specifically the property is subject to septic tank drainage from Ffynnonau Farm.

SINGLE FARM PAYMENT

For the avoidance of any doubt, no entitlement will pass with the property.

DIRECTIONS

What3Words - narrates.fermented.coats

VIEWINGS

The land may be viewed during reasonable daylight hours by advising the Selling Agents of their intention to view and being in possession of a sales brochure. If challenged by the owners or neighbours, prospective purchasers should introduce themselves, having registered prior to inspection. All viewings are at the risk of the individual.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the

vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without

responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.





Produced on Land App, Aug 13, 2026.
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