



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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1.94 Acres at Cae Hafod Y Bryn, James Park, Dyserth, LL18 6AG

- Excellent Parcel of Agricultural Land
- Village Centre Location
- River Frontage
- Held On Wednesday the 15th April 2026 at 6.30pm
- 1.94 Acre Paddock
- Excellent Road Access
- For Sale By Public Auction
- St. Asaph Cricket Club, The Roe, St. Asaph, LL176 0LU

Nestled in the charming village of Dyserth, this versatile 1.94 acre parcel of land presents a unique opportunity for potential buyers. Located in the heart of the village, the site boasts an excellent position that is both accessible and appealing. The land is versatile, making it suitable for a variety of uses including amenity, agricultural and equestrian.

One of the standout features of this property is its picturesque riverside location, which adds to the natural beauty and tranquillity of the area and provides a serene backdrop for prospective purchasers

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at The St. Asaph Cricket Club, The Roe, Saint Asaph, LL17 0LU on WEDNESDAY 15TH APRIL 2026 at 6.30PM
(subject to conditions)

Vendors' Solicitors: Geraint Jones of Griffiths & Hughes Parry, 7 Brynford Street, Holywell, CH8 7RD.

SITUATION

The land enjoys a central and convenient location within the picturesque village of Dyserth and benefits from gated road access from James Park which is situated a short walk from the High Street and village amenities. The A55 Expressway is conveniently close with access at Lloc or St. Asaph and the coastline and nearby seaside towns are a short drive away.

DESCRIPTION

The land comprises of a sloping enclosure which enjoys river frontage and gated access from the cul de sac at James Park

TENURE

The land is being sold Freehold and with vacant possession on completion.

OVERAGE CLAUSE

The property will be the subject of an overage clause of 15% for a period of 15 years, further details of which are available from the Vendor's solicitors.

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of

the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

BASIC PAYMENT SCHEME OR SUSTAINABLE FARMING SCHEME

There are no Basic Payment Scheme Entitlements included with the land

WAYLEAVES, EASEMENTS, RIGHTS OF WAY

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in these particulars of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligation on the part of the Vendor or us to specify them

BOUNDARIES

The purchaser(s) shall be deemed to have full knowledge of all the boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars of sale or plan, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

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.

bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill,



