



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



St Asaph Land 7.99 Acres, Lon Derw, St. Asaph, LL17 0DZ

- 7.99 Acres off Lon Derw, St. Asaph
- For Sale By Public Auction
- Mains Water Supply
- Pasture Land abutting residential area
- 14th October 2025
- Excellent Road Access

An excellent opportunity to purchase a conveniently situated parcel of agricultural land amounting to 7.99 acres.

The land enjoys excellent road access, comprises of a well fenced paddock benefiting from a mains water supply and abuts residential properties on the periphery of the City of St. Asaph

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at THE WHITE HOUSE, HOLYWELL ROAD, RHUALLT, LL17 0AW, on TUESDAY 14th October 2025 at 6.30PM (subject to conditions)

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.

SINGLE FARM PAYMENTS

For the avoidance of doubt no entitlement of any Single Farm Payment will pass with the property. Local Agricultural Office: N.A.W.A.D. Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144

EASEMENTS & RIGHTS OF WAY

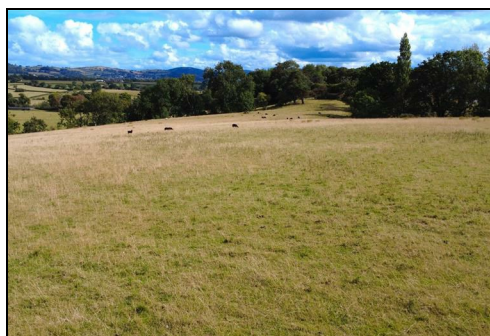
The property is sold subject to all rights, including rights of way whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; whether referred to in these particulars or not. The property is conveyed subject to all matters revealed in the title accompanying the contracts of sale.

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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

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.

OVERAGE CLAUSE

DEVELOPMENT AND PLANNING OVERAGE

The land will be subject to a Development and

Planning Overage of 15% over 10 years from the proposed completion date. Full details will be available within the contract pack.

VENDORS' SOLICITORS

Llyr Williams of Messrs. Swayne Johnson, 2 Hall Square Denbigh LL16 3PA.

