



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Land at Tyn Y Coed, Y Nentydd, Rhyd-Y-Foel, LL22 8EF

- 18.65 Acres of Agricultural Land
- Grazing, Mowing and Cropping Potential
- Convenient to Abergele and the A55
- Split into Three Enclosures
- Well Fenced and Mains Water
- For Sale By Formal Tender 4th July 2025 12noon

The land extends to 18.65 acres of good quality agricultural accommodation land with gated access from the Abergele to Rhyd Y Foel Road, close to the hamlet of Foxhole. The land has an established grass root that is suitable for most agricultural operations including grazing, mowing and some cropping potential. Where inspected, the hedges were found to be in good order and there are water troughs on the land with a piped supply from the mains.

#### METHOD OF SALE

The land is to be offered for sale by Formal Tender 12 noon on 4th July 2025.

Contract details and Tender Forms are available from Solicitors Bone & Payne, 13 Wynnstey Road, Colwyn Bay, LL29 8NB – FAO Jamie Herbert. All offers must be submitted by way of the forms attached to the Tender Document without conditions and accompanied with the Purchaser's deposit for 10% of the offer price, made payable to Bone & Payne.

All tenders are to be returned in sealed envelopes marked "18.65 Acres of Land at Tyn Y Coed, Foxhole, Abergele" to the Agents by no later than 12.00 noon 4th July 2025. Any tenders received after this date will not be accepted under any circumstances.

The vendor reserves the right to refuse any, or all offers submitted in respect of the sale. If an offer is accepted, the successful party will be advised within seven working days of the closing date (or as soon as possible thereafter, no later than fourteen working days). If accepted and written notification is given to the purchaser, the offer will become legally binding in accordance with the Contract Documents. All other parties who have submitted a tender will be advised of the vendor's decision in writing and the relevant deposit returned.

#### VENDORS SOLICITORS

Bone & Payne Solicitors, 13 Wynnstey Road, Colwyn Bay, LL29 8NB – FAO Jamie Herbert – Tel: 01492 532385

#### SERVICES

Mains water is provided. No other services are currently connected to the land and purchasers should satisfy themselves having regard to their proposed use.

#### TENURE

We are advised that the land will be offered for sale Freehold with vacant possession on completion.

#### SINGLE FARM PAYMENT

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

#### HIGHWAYS AND ACCESS

The land is accessed by means of a gated entrance off the Abergele to Rhyd Y Foel Road at Y Nentydd.

#### 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. The property is conveyed subject to all matters revealed in the title accompanying the contracts of sale.

#### DIRECTIONS

From the centre of Abergele proceed up the Llanfair Road and on leaving the built-up area take the first turning right just before the hospital entrance. At the T Junction turn left and immediately right and the land will be identified by means of our For Sale board on the right-hand side.

#### 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 sale brochure. If challenged by the owners or neighbour, prospective purchasers should introduce themselves to having registered prior to inspection.

#### 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.

#### 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.



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50 m  
Scale 1:2750 (at A4)



