



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Engine Hill, Bodelwyddan, , LL18 5YA

- Approximately 20.25 Acres Of Land
- Excellent Road Access
- Cattle Handling Facility
- For Sale By Public Auction
- Comprising of 2 Enclosures
- Mains Water Supply
- Extensive Road Frontage
- Wednesday 15th April 2026 at 6.30pm

Land currently laid to pasture and extending to approximately 20.25 acres or thereabouts. The land is conveniently contained within two enclosures and benefits from a wide gated road access point together with mains water supply. Conveniently surrounded by woodland on two sides affording the land great shelter.

Land that is likely to be of interest to a wide range of prospective purchasers, not least by its location some half a mile from the A55 expressway and is well worthy of inspection. 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: Caryl Vaughan, Swayne Johnson Solicitors, 23 Clwyd Street, Ruthin, LL15 1HH.

SITUATION

The property is situated within a rural location off Engine Hill, Bodelwyddan yet being only half a mile from the A55 expressway. Bodelwyddan comprise a village with a range of shopping facilities and other amenities and the land broadly speaking situated midway between the towns of Abergele and St Asaph, which both offer a more extensive range of shopping facilities and other amenities.

To gain access to the land, travelling along the A55 from Abergele towards St Asaph take the exit off for Bodelwyddan, passing over the A55 and at the roundabout taking the third exit sign posted for Glascoed. Follow the road up the hill for approximately half a mile where the land can be found on the right hand side as identified by our for sale board.

DESCRIPTION

The land in its entirety extends to 20.25 acres or thereabouts all contained within a secure ringfence. It is situated within two enclosures and benefits from a mains water supply. Excellent cattle handling facilities and standpipe water supply nearby. The land has extensive road frontage to one side and having gated entrance from the public highway. Two sides of the land are surrounded by woodland areas which afford the land great shelter.

The land is Grade 2 & 3, has grown cereal and forage root crops and has undergone a substantial land drainage scheme under the current ownership. In the main the land is broadly speaking flat and gently sloping in layout and there is permitted development for the erection of an agricultural buildings measuring 90' x 50'. No public footpaths or rights of way cross the land. It has also been a subject of interest for alternative commercial uses, e.g. connected with offshore power generation and other development. Previous planning application ref number 40/2007/1473/PF.

TENURE

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

SERVICES

Mains water supply to the land.

OVERAGE CLAUSE

The property will be the subject of an overage clause of 30% for a period of 30 years, further details of which are available from the Vendor's solicitors.

METHOD OF SALE

The land is being offered 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).

LEGAL COSTS

Each party is to be responsible for their own legal cost incurred in this transaction.

CONTRACTS & SALE CONDITIONS

A copy of the contract and conditions of sale will be available for inspection at the offices of the Auctioneers and Solicitors for the 10 days prior to the auction.

These conditions will not be read out at the sale and prospective purchasers will be deemed to be in full knowledge of their contents and no queries will be dealt with at the time of sale.

BASIC PAYMENT SCHEME OR SUSTAINABLE FARMING SCHEME

There are no Basic Payment Scheme Entitlements included with the land

DISPUTES

Should any dispute arise as to the boundaries or any point on the general remarks, stipulations, particulars or plans or the interpretation of any of them, the question should be referred to the arbitration of the selling agents whose decision acting as experts shall be final.

VIEWING

Viewing may take place at any reasonable time providing parties are in receipt of a copy of the agent's sales particulars.

PLANS AREAS AND SCHEDULES

These are based on ordnance survey and for reference purposes only. They have been carefully computed and checked by the vendors agents but the purchasers should be deemed to have satisfy themselves as to the boundaries and raise no objection to query in respect of any variation between the physical boundaries on site and the OS sheet plan. Any error emission shall not annual or entitle either party to conversations in respect thereof.

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.

IMPORTANT

- (i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
- (ii) 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.
- (iii) 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.
- (iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
- (v) 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.

TOWN & COUNTRY PLANNING

The land, 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.

MISREPRESENTATION ACT

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 of representation 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.

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, 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.



