



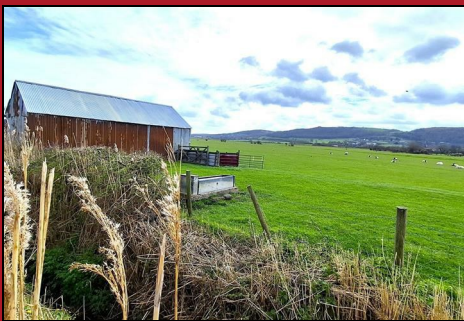
JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Abergele Land, 31.81 Acres, Abergele, LL22 7RX

- 31.81 Acres of Agricultural Land
- Excellent Road Access
- Sheep Shed/Handling Facility
- For Sale By Formal Tender
- Comprising 3 Main Enclosures
- Mains Water Supply
- Well Fenced
- Friday 8th May 2026 at 12 Noon

A substantial block of agricultural land extending to some 31.81 acres currently laid to pasture and conveniently contained within 3 main enclosures. The land benefits from 2 access points being level productive ground to include a useful sheep shed. The land benefits from a mains water supply.

The land should be of interest to a wide range of prospective purchasers renowned for its productivity and enhanced by its proximity to the A55 Expressway. The land is well worthy of inspection. JONES PECKOVER offers by Formal Tender which close on Friday, 7th May 2026 at 12:00 noon.

Vendors Solicitors: Nia Roberts of Howell Jones Solicitors, 36 Heol Yr Orsaf Station Rd, Llanrwst LL26 0DA. Telephone: 01492 640277.

SITUATION

The land is situated Northeast and adjoining of the A55 Expressway bordering agricultural land to the East and residential development to the Northwest. The land provides excellent access to the A55 Expressway at Abergele and is accessed via two points, one being Maes Siriol and the second via a right of way over a substantial track adjoining Pentre Mawr Caravan Park.

DESCRIPTION

The land in its entirety extends to some 31.81 acres or thereabouts all contained within a secure ring fence and is split into three convenient enclosures. Two access points are provided, one via Maes Siriol, the other down a lengthy track at Pentre Mawr Caravan Park which in turn leads to a substantial sheep shed which has been used for animal housing, storage and handling.

The land itself is level being of Grade 2 and 3 and whilst laid currently to permanent pasture would be suitable for crop production. The land is generally well fenced and should be of great interest to local farmers. Rarely does such a convenient and productive parcel of land come to the marketplace.

TENURE

The land is being sold freehold with vacant possession on completion.

SERVICES

Mains water supply to the land.

OVERAGE CLAUSE

The property will be subject to an overage clause of 25% for 30 years. Further details of which are available from the vendor's solicitor.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

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.

BPS

Basic Payment Scheme or Sustainable Farming Scheme The purchaser(s) will be able to claim Basic Payment Scheme or Sustainable Farming Scheme Payments on the land from the 2026 scheme year onwards. There are no Basic Payment Scheme Entitlements included with the land.

WAYLEAVES AND 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.

METHOD OF SALE

The property is offered for sale by Formal Tender. Formal Tenders must be received at our Denbigh Office (47 Vale Street, Denbigh, LL16 3AR) by no later than 12 noon on the 8th May 2026 (subject to conditions). Tenders must be made on the official Tender Form and include the full name(s) and address of the intending buyer(s), the name and address of the buyer(s)'s Solicitors and, if necessary, an authority to make the offer(s) if made on behalf of a firm or company. The Tender Form is provided with these particulars of sale. Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender for 31.81 Acres at Abergele'. Tenders must be made by way of a set price and not by reference to the amount of any other tender. The Vendor is not bound to accept the highest or

any tender. Every tender must be accompanied by payment of the appropriate deposit (made payable to Jones Peckover), being 10% of the amount tendered. Deposit payments will not be encashed until after the date of close of tenders. Only the successful buyer(s)'s deposit will then be encashed, any deposits from unsuccessful tenderers being returned by post. Acceptance of the tender by the Vendor in this manner will constitute the exchange of contracts for the sale so intending purchasers are advised to make themselves familiar with the Contract terms and any acceptance of any tender by the Vendor will be on the basis that these documents have been inspected and agreed.

Buyer's Premium of £500 plus VAT (Total = £600) will apply to this Lot. The cheque in the sum of £600 should be made payable to Jones Peckover and accompany the Tender Form. Copies of the Contract and title documents may be available on request from the Vendor's Solicitors, Nia Roberts of Howell Jones Solicitors, 36 Heol Yr Orsaf Station Rd, Llanrwst LL26 0DA. Telephone: 01492 640277. It is anticipated that the Contract and title documents will be available to view by no later than 24th April 2026.

GUIDE PRICE

£425,000. Please note that the above is only a guide. For the avoidance of doubt, there will only be one opportunity for prospective purchasers to offer on this property. Therefore, prospective purchasers should ensure that they put their very best offer forward before the deadline.



