



**JONES
PECKOVER**

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Land at, Coed Ty Brith, Betws Yn Rhos, Abergele, LL22 8AE



■ FOR SALE BY FORMAL TENDER

- Tender Date Thursday 8th August 2024 @ 12.00p.m.
- Magical secluded haven extending to 5.39 acres
 - Open areas of grazing land
 - Set within deciduous woodland
- Natural watercourse to the boundary
- A must-have parcel of land with enormous potential

Rarely does such a magical parcel of land come onto the market offering an area of peace and tranquillity, whilst also providing large areas for grazing of livestock, woodland walks and an abundance of wildflowers and wildlife. This really is a most delightful parcel of land for nature lovers, farmers, hobby farmers and the broader agricultural community seeking a secluded and peaceful area with further potential.

The land extends to 5.39 acres or thereabouts and is contained within a boundary fence with direct access from the public highway by means of a gated entrance. The land immediately adjacent to the highway offers an area with grazing and mowing potential, after which you cross a small watercourse into the woodland area with nature trails interspersed with open pasture, containing an abundance of wildflowers. A spring provides natural water and there are a further range of areas including wooded groves, wetland habitats and pasture which will appeal to a wide range of purchasers.

A most interesting and diverse parcel of land that is worthy of early inspection.

TENURE

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

METHOD OF SALE

The land is to be offered for sale by Formal Tender on Thursday 8th August 2024 @ 12.00p.m.

Contract details and Tender Forms are available from Bone & Payne Solicitors of 13 Wynnstay Road, Colwyn Bay, Conwy, LL29 8NB All offers must be submitted by way of the conditions and accompanied with the purchasers' signed cheque for 10% of the offer price, made payable to Bone & Payne Solicitors.

All tenders are to be returned in sealed envelopes marked 'Coed Ty Brith, Betws Yn Rhos' to the agents by no later than Thursday 8th August 2024 by 12.00 noon. Any Tenders received after this date will not be accepted under any circumstances.

The Vendors reserve 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 7 working days

of the closing date (or as soon as possible thereafter, but no later than 14 working days). If accepted and written notification is given to the purchaser, the offer will become legally binding in accordance with contract documents.

All other parties who have submitted a tender will be advised of the Vendors' decision in writing and the relevant cheques returned unrepresented.

HIGHWAYS AND ACCESS

The land is accessed by means of a gated entrance off the public highway.

SERVICES

There are no services connected to the land. Water is by means of a natural watercourse running along the eastern boundary.

TOWN & COUNTRY PLANNING

The land is being sold on the basis of its agricultural and woodland status, however there may be opportunities to develop commercial activities from the site subject to the full consent of the local authority. Such uses could possibly include Paintball activities, Tenting/Glamping, organised nature events or for educational purposes. Prospective purchasers should make their own enquiries with the local authority regarding such alternative uses.

We would also advise that the property is sold subject to any development plan, tree preservation orders, town planning schemes, agreements, resolutions or notice which may be existing, or may become effective, and also subject to any statutory provisions or bylaws without obligation on the part of the vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been



removed since the Ordnance Survey compiled the relevant Map Editions.

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.

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.

VENDORS' SOLICITORS

Bone & Payne Solicitors
13 Wynnstay Road
Colwyn Bay
Conwy
LL29 8NB

Telephone Number: 01492 539879

MONEY LAUNDERING

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, Photo Driving Licence and a recent Utility Bill.

VIEWING

The land may be viewed on foot only 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 neighbours, prospective purchase should introduce themselves as having registered prior to inspection.

Agents Details:

Jones Peckover
61 Market Street
Aergerle
Conwy
LL22 7AF

Tel: 01745 832240

Email: abergele@jonespeckover.com

DIRECTIONS

The land is easily accessible from a number of directions. The preferred route of the Agents is to continue along Aergerle straight, turning left to the village of Rhyd Y Foel. Continue through the village and take the second turning left passing the campsite and caravan park at Bryn Ffanigl Ganol. At the next junction bear right and immediately right again, where our for sale board will be seen adjacent to a gated entrance on the left.



