



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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9.33 Acres, Paddock & Woodland, Northop, CH7 6BD

- 9.33 Acre Woodland and Grass Paddock
- Excellent Road Access
- Mixed deciduous woodland
- For Sale by Public Auction
- Central Rural Village Location
- Close to all amenities
- Level Paddock of approx 1.7 acres
- 16th September 2026

A versatile parcel of land comprising of 9.33 acres situated in a central location within the highly regarded village of Northop.

The land comprises of a level grass paddock of approximately 1.7 acres with the remaining acreage consisting of mixed deciduous woodland. The land enjoys excellent road access and lies close to the A5119 Northop to Mold Road, and could benefit from development potential with Flintshire County Council's UDP/LDP due for review in 2030

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at The St. Asaph Cricket Club, The Roe, St. Asaph, LL17 0LU, on Wednesday 16th September, 2026 at 6.30PM (subject to conditions).

VENDORS' SOLICITORS: Sian Thomas of Hopleys GMA Solicitors, 95 High St, Mold, CH7 1BQ
Tel: 01978 438 871

LOCATION

The land occupies a central position within the sought-after village of Northop and is accessed via a quiet road which links to the A5119 Northop to Mold Road. The A55 Expressway is also easily accessible from the land.

TENURE

We are advised that the property is freehold and will be sold with vacant possession.

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.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

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.

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.

The land (paddock area only) will be the subject of an overage clause of 25% for a period of 25 years.

BUYERS PREMIUM

A buyers premium of £1000 plus VAT (£1,200) will apply. This sum will be payable by the successful purchaser(s) on the evening of the auction.

OVERAGE CLAUSE



