



JONES PECKOVER

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Land at Bodchwil , Llanfairtalhaiarn, Conwy LL22 8AJ

- 27 Acres of Grazing Land
- Convenient Location
- By Formal Tender
- Guide Lot 1 £130,000
- Road Access
- Split into Two Enclosures
- 12 Noon on friday 24th October 2025
- Guide Lot 2 £70,000

The land extends to 27 acres of thereabouts and will be offered for sale as a whole or in two lots by way of Formal Tender - 12noon on Friday 24th October 2025

The land comprises of two lots one being a 10 acre parcel of undulating ground laid to grass with gated entrance from the public highway. The land offers good grazing interspersed with gorse and rock with the internal boundaries having been removed. A larger parcel of 17 acres is situated opposite and comprises a similar enclosure of undulating ground with an internal gated entrance to a further area of upland grazing. The gated entrances are located opposite one another allowing ease of handling and there is a further access to the larger block of land along the private drive to the side.

Guide Price Lot 1 - £130,000

Guide Price Lot 2 - £70,000

METHOD OF SALE

The land is to be offered for sale by Formal Tender on Friday 24th October 2025. Contract details and tender forms are available from the solicitor Lanyon Bowdler for the attention of Llinos Roberts and the agents Denbigh office.

All offers should be submitted by way of the forms attached to the tender documents without conditions and accompanied with the purchaser's deposit for 10% of the offer price made payable to the vendors solicitors.

All tenders are to be return in a sealed envelope stating 'Land in the vicinity of Bodchwill Llanfair TH, Abergele' to arrive at the Agents Denbigh Office no later than 12 noon on Friday 24th October 2025. Any tenders received after this date and time 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

Llinos Roberts
Lanyon Bowdler
01492 557070

SERVICES

We are not aware of any services currently connected to the land and purchasers should satisfy themselves regarding these matters.

TENURE

The land will be offered for sale Freehold and 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

HIGHWAY & ACCESS

The land is accessed by means of gated entrances off the public highway and by means of a separate access situated off the private drive.

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.

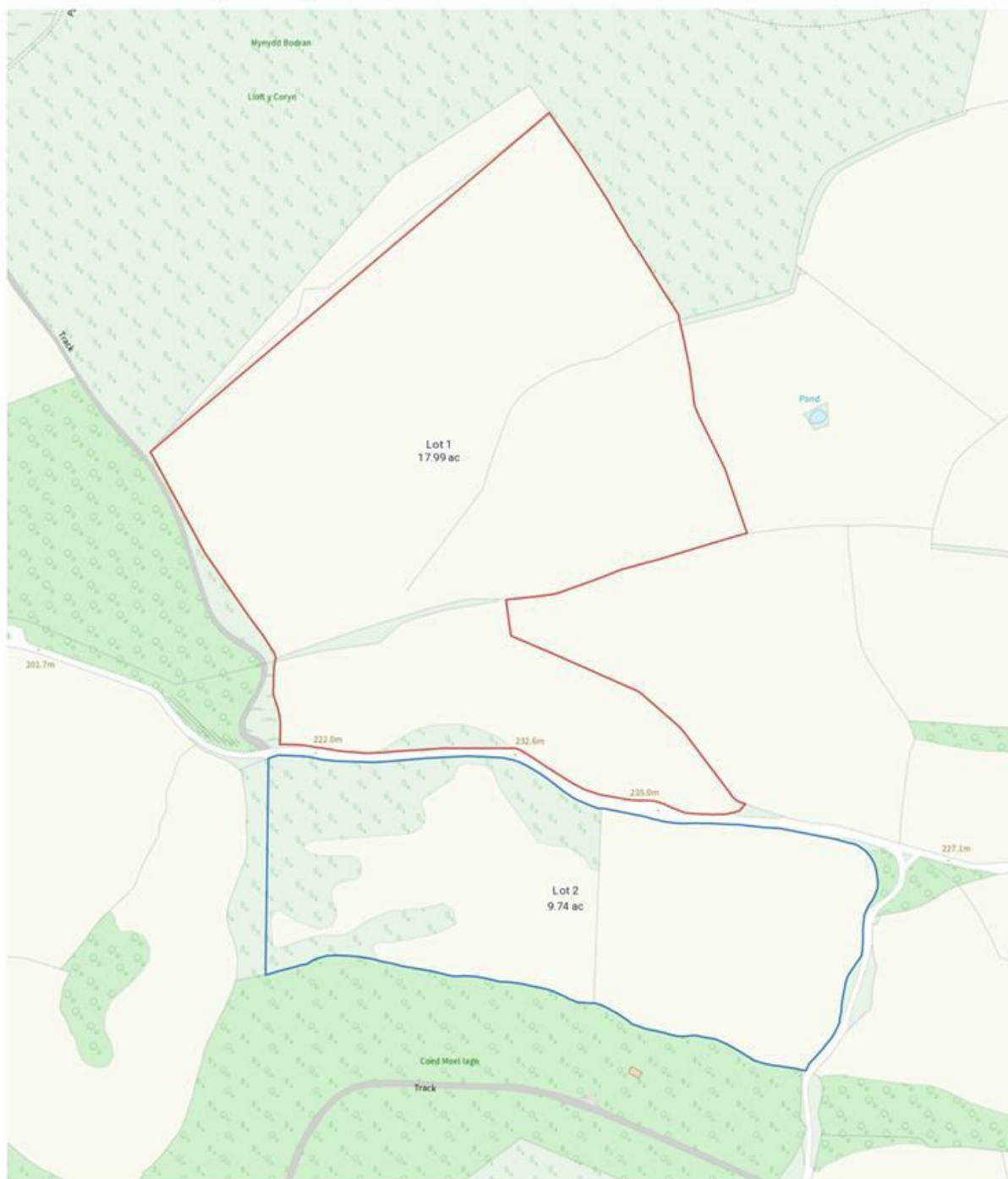
DIRECTIONS

Access to the land is most readily available from Abergele following the A548 to the village of Llanfair TH taking the left-hand turn on to the A544 prior to entering the village towards Llansannan. Proceed for approximately 500 yards to a small crossroads taking the left hand turn onto Denbigh Road. Proceed along this road bearing right at the sharp corner and continue up the hill where our For Sale Board will identify the land prior to the turning for Bryn Kenndrick.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations.





Produced on Land App, Sep 18, 2025
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50 m
Scale 1:2800 (at A4)



