

AGRICULTURAL 'PADDOCK' LAND
KNOWN AS
THE 'ALLOTMENT'
RHEWL, RUTHIN
DENBIGHSHIRE
LL15 2UD



'Paddock' land in 0.29 Acre (0.12 Ha) or thereabouts, situated within the Local Development Plan boundary for the Vale of Clwyd village of Rhewl (having potential for alternative use, subject to statutory consents), abutting established residential development, with access from the A525 public road (being approximately 1.5 & 6 miles from Ruthin and Denbigh, respectively).

FOR SALE BY INFORMAL TENDER
Tenders close at
12 noon on Wednesday 5th May 2021

The sale is being conducted via our Colwyn Bay Office
(Tel: 01492 510360)

Plas Eirias Business Centre / Abergele Road / Colwyn Bay / Conwy / LL29 8BF
Tel 01492 510360 Fax 01492 512151 Email colwynbay@dmpropertyconsultants.com

GENERAL REMARKS

SITUATION

The land parcel is situated as shown for identification purposes only on the Location & Site Plans accompanying this brochure, within the Village of Rhewl, being approximately 1.5 & 6 miles from the Vale of Clwyd Towns of Ruthin and Denbigh, respectively.

TENURE

The property is Freehold and offered with Vacant Possession upon completion (by Friday 9th July 2021 or earlier by arrangement).

MODE OF SALE

The land parcel is offered for sale by Informal Tender.

TENDERS

All Tenders are to be submitted on the form attached to these particulars and sent to **DMPC, Plas Eirias Business Centre, Abergele Road, Colwyn Bay LL29 8BF** in a sealed envelope marked '**RHEWL LAND**'. All Tenders must be received by **12 NOON** on **Wednesday 5th May 2021**.

The Vendors will not be bound to accept the highest or any Tenders. All Tenderers will be notified no later than **Friday 14th May 2021**. To endeavour to avoid duplication of offers, it is suggested that the Tenders submitted should be for an uneven monetary amount.

MONEY LAUNDERING & TERRORIST FINANCING & TRANSFER FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order to conform with the Money Laundering & Terrorist Financing & Transfer of Funds (information on the Payer) Regulations 2017 (as amended), ALL proposed Tenderers must complete a **DMPC Identify Verification questionnaire** (available from our Colwyn Bay office - Tel 01492 510360) **IN ADVANCE OF TENDERS BEING SUBMITTED** (and also provide proof of identification and address as well as confirmation of the funding source for the potential purchase). **If this detail is not satisfactorily received prior to the tender date, then DMPC will be required to regard the Tender as void.**

TOWN AND COUNTRY PLANNING

The property 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 Selling Agents to specify them.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY ETC

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

NB The land benefits from a short section of pedestrian right of way as shown for identification purposes only coloured blue on the accompanying Site Plan.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agents Colwyn Bay Office (Tel. 01492 510360).

TENANT RIGHT

There will be no claim for Tenant Right and no counter claim for dilapidations will be considered.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition, by the Purchaser.

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 the Agents Davis Meade Property Consultants (DMPC) 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 on site 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.

IMPORTANT

1. These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. 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.
5. Where any reference is made to Planning Permission or potential uses, such information is given by Davis Meade Property Consultants in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.
6. 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.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans (or the interpretation of any of them) the questions shall be referred to the arbitration of the Selling Agents, Davis Meade Property Consultants, whose decision acting as Vendor's Agents shall be final.

VENDORS SOLICITORS

Messrs Swayne Johnson, 17 Trinity Square, Llandudno LL30 2RN (FAO: Mr M Tree) – Tel. 01492 550694

PROPERTY PARTICULARS

'Paddock' Land known as the 'Allotment', Rhewl, Ruthin LI15 2UD

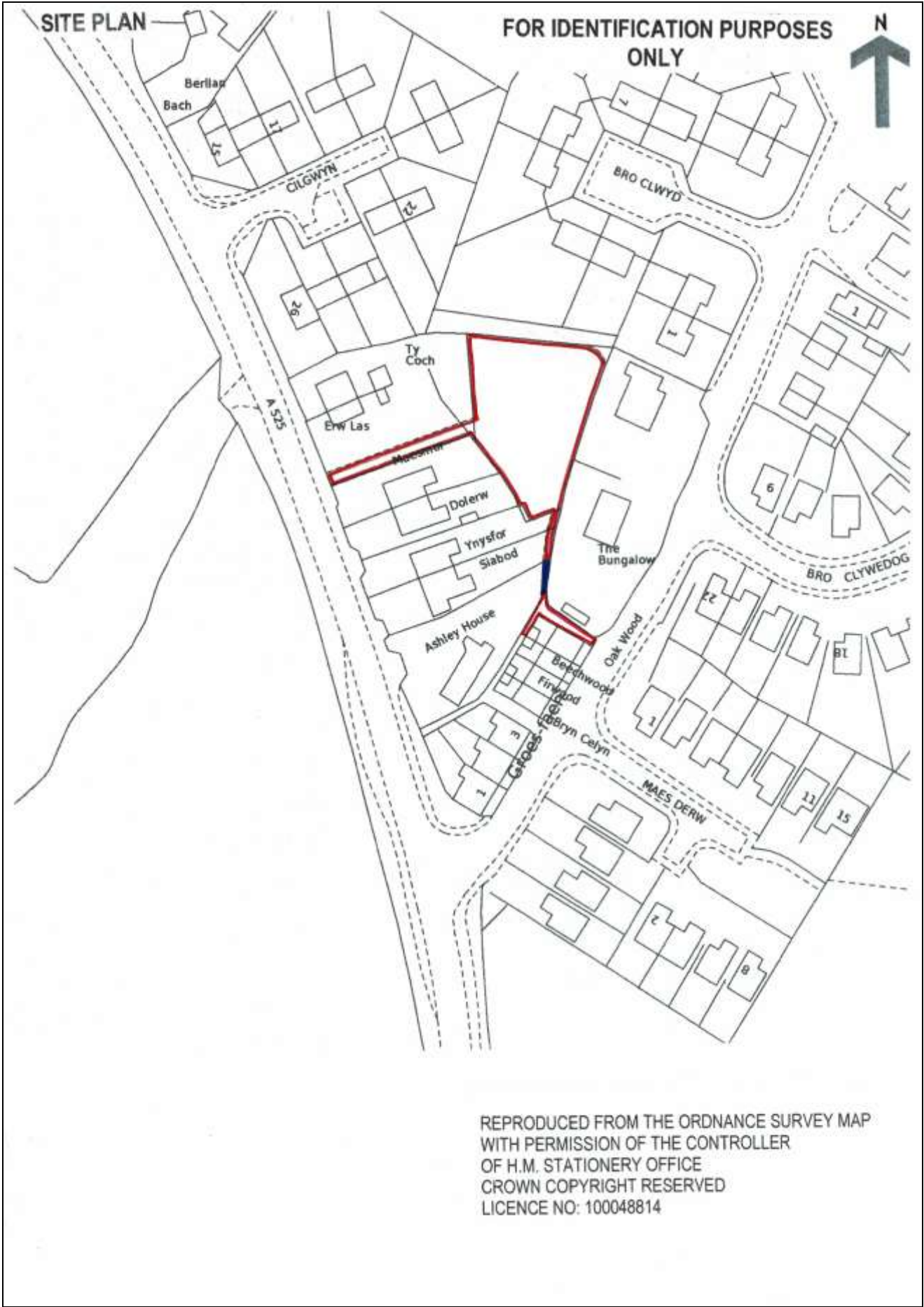
(shown for identification purposes only edged 'red' on the attached Site Plan).

A useful block of agricultural 'paddock' land extending to 0.29 acre (0.12 hectare) or thereabouts, having chiefly fence and hedge boundaries, together with access onto the A525 public road. This land is located within the Denbighshire County Council Local Development boundary for Rhewl village, abutting established residential development, affording potential, subject to statutory consents, for alternative use.

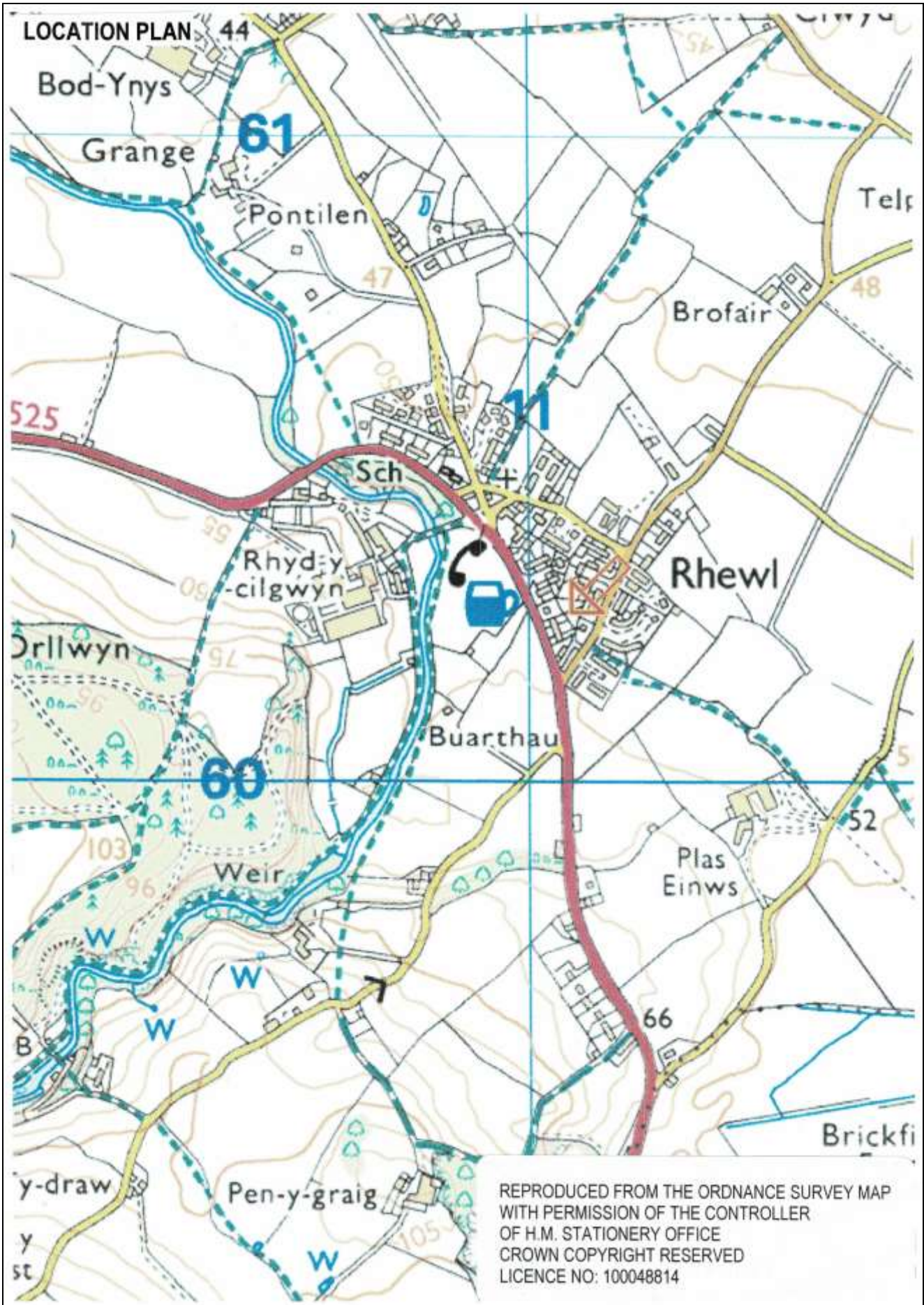
MISDESCRIPTION ACT 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract-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 their accuracy. No person in the employment of Davis Meade Property Consultants has the authority to make or give any representations or warranty in relation to the property.

GUIDE PRICE:- £10,000 to £20,000+



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**FORM OF TENDER
SUBJECT TO CONTRACT**

Please forward this tender form in a sealed envelope to Davis Meade Property Consultants, Plas Eirias Business Centre, Abergele Road, Colwyn Bay LL29 8BF, marked 'RHEWL LAND TENDER' by **12 noon on Wednesday 5th May , 2021**

I/We (Full Name(s))

of (Address)

(Post Code)

(Tel No)

Offer to purchase 'the **Agricultural Paddock land known as the 'Allotment', Rhewl, Ruthin** from the Vendors (subject to contract) at the price of

.....pounds sterling

(£.....)

In addition to being subject to contract my/our offer is conditional to :-

1. Loan/Mortgage Yes/No*
2. The completion of the sale of an existing property Yes/No*
If Yes, please state:-
The address of the property
 - a) Contracts have been exchanged in the sale of this property..... Yes/No*
 - b) An offer has been accepted, subject to contract, but contracts not been exchanged..... Yes/No*
 - c) The property is being marketed for sale by an Agent but no offer is presently accepted..... Yes/No*
 - d) The Estate Agent involved in selling my/our property is (Name & Address please) :-
.....
3. Any additional conditions, please specify

My/Our Solicitors are :-

Name

Address

Ref

IF A JOINT OFFER IS SUBMITTED WOULD ALL THE OFFERORS PLEASE SIGN & COMPLETE THIS FORM

Signature(s) Date

Name(s) in Capitals

*Authorised Representative on behalf of (Partnership/Company/Not Applicable)

* Status (Partner/Director/Not Applicable)

* **Delete as appropriate**

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