



Llwyn Derw Land , Llansannan, Denbigh LL16 5NW

Guide Price £80,000

An opportunity to purchase a convenient block of land of good quality extending in total to approximately 6.17 acres (2.49 hectares) conveniently situated on the edge of the small rural village of Llansannan just off the A544 road, 8 miles or so from the Market Town of Denbigh. The land benefits direct road frontage access with mains water supply. The land maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts or those seeking amenity land.

FOR SALE BY INFORMAL TENDER

Tenders Close at 12 noon on Wednesday 10th December, 2025

GENERAL REMARKS

SITUATION & DIRECTIONS

The land is situated on the edge of the popular village of Llansannan which includes a local shop/post office serving daily needs, the inn known as the Red Lion and primary school. The local towns of Denbigh is 8 miles distant and Abergele 10 miles providing a more comprehensive range of shops, secondary schools and leisure facilities. The A55 expressway at Abergele provides easy access along the North Wales coast.

From our Denbigh office proceed down Bridge Street at the roundabout take the first exit towards Pentrefoelas onto the A543 road, continue on this road driving through the village of Groes at Bylchau take a right onto the A544 road towards Llansannan, stay on this road before reaching the village take a right signposted Henllan onto the B5382 road and the land can be seen on your right hand side signposted Clough & Co for sale board.



DESCRIPTION

A productive block of land extending in total to approximately 6.17 acres (2.49 hectares) for identification purposes only edged red on the attached plan. The land benefits direct road frontage access and benefits excellent hedge and double fenced boundaries. The land is of a gently sloping nature in terms of topography and is suitable for both grazing and cropping purposes been allocated into three conveniently sized parcels.



SERVICES

The land benefits mains water supply

VIEWING ARRANGEMENTS

Viewing arrangements are at any reasonable time (on foot only) upon production of a copy of the brochure details as a permit.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

MODE OF SALE

The property is offered for sale by Informal Tender. All tenders should be submitted on the form attached to this brochure and should be received at Clough & Co Ltd, Parc Glasdir, Ruthin, LL15 1PB in a sealed envelope marked "LLANSANNAN LAND". All tenders must be received at our Denbigh office by 12 noon on 10th December, 2025.

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale/sold excluding any Basic Payment Scheme Entitlements.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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.

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 Clough & Co, 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.

TOWN & COUNTRY PLANNING

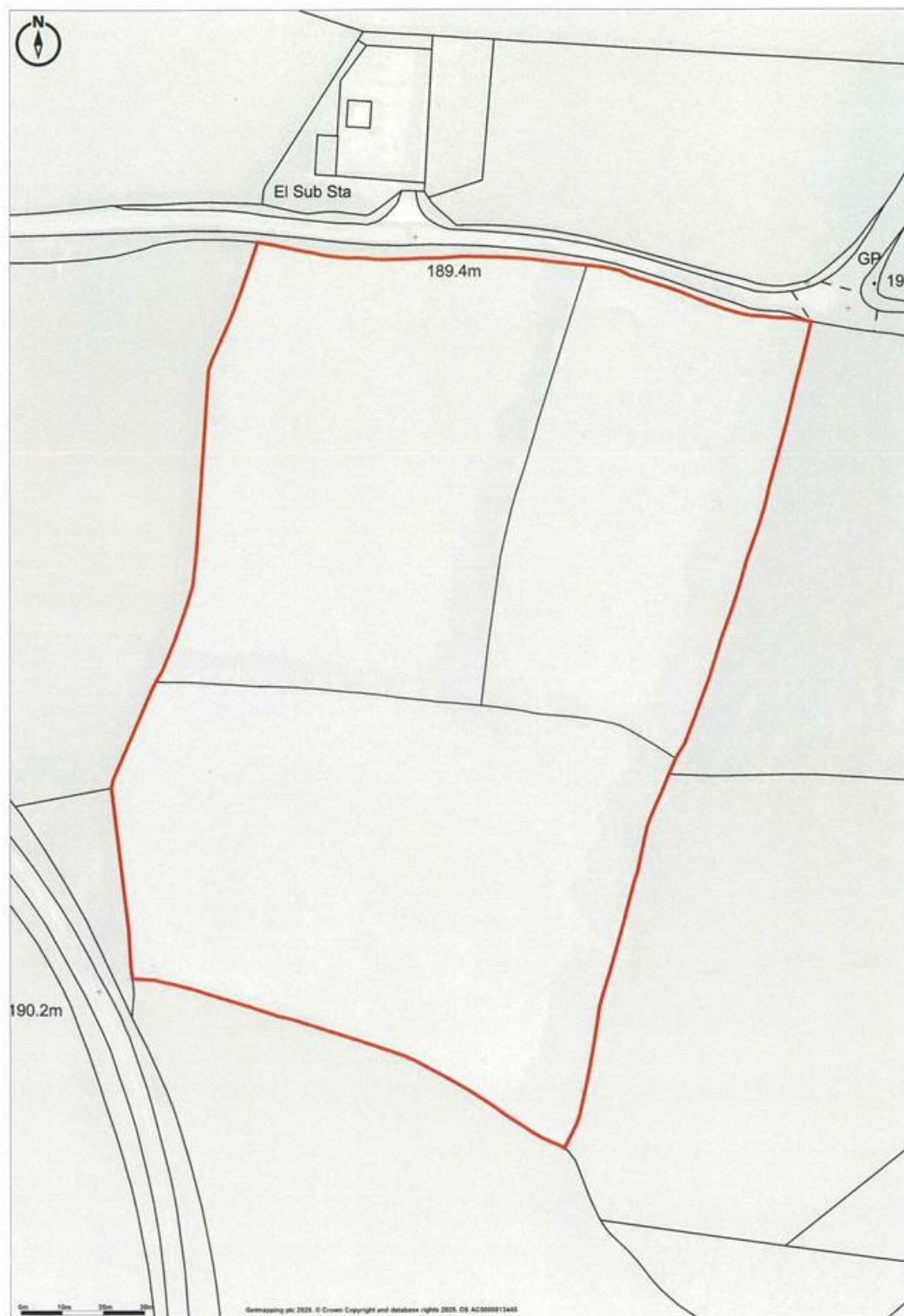
The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

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, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

VENDORS SOLICITORS

Llewellyn Jones, Solicitors, Victoria House, 6 Grosvenor Street,
Mold, CH7 1EJ - For the attention of Nesta Davies
Tel No : 01352 755305



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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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