



Clough  
AND Co

01745 812049  
enquiries@cloughco.com  
www.enquiries@cloughco.com



## **1 Church Walk, Bagillt, Flintshire CH6 6EE**

**Guide Price £60,000**

**An unique opportunity to purchase a large development plot of land extending in total to approximately 0.16 acres (0.06 hectare) subject to all necessary consents. The generous plot is situated within the desirable village of Bagillt and offers a convenient yet peaceful coastal setting along the North Wales coastline.**

**FOR SALE BY PRIVATE TREATY**

## **GENERAL REMARKS**

### **INTRODUCTION**

Enjoy a tranquil lifestyle while being just a short distance from local amenities and scenic countryside. The plot offers ample space for a bespoke family residence, with potential for a stunning garden and off road parking. Ideal for self builders or developers looking to create a unique, high quality home in a sought after location subject to all necessary consents.

### **SITUATION**

Perfectly positioned for both convenience and scenery, Bagillt is a charming coastal village that offers a wonderful sense of community alongside excellent commuter links. Situated on the banks of the Dee Estuary, residents can enjoy picturesque walks and easy access to the North Wales coast.

The village is ideally located for professionals, with the A55 North Wales Expressway just a short drive away, providing a direct route to Chester, Deeside, and the motorway networks beyond. With a range of local amenities, including shops, traditional pubs, and well-regarded primary schools all within easy reach, Bagillt offers the perfect balance of quiet village life and modern accessibility.

### **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

### **SERVICES**

The property does not include any main town services. Interested parties should make their own enquiries with relevant utility companies.

### **OVERAGE CLAUSE**

The plot is subject to an overage clause whereby the vendor will be entitled to a 50% uplift in value over a period of 30 years in the event that planning consent is obtained for residential use. The overage will be triggered when planning permission is granted.

### **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.

## **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.

### **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.

### **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**

Guthrie Jones & Jones, 5 Stryd Plase, Bala, LL23 7SW  
Telephone Number - 01678 520428



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:500, Paper Size - A4

Vale Of Clwyd Mart Plas Glasdir, Denbigh Road,  
Ruthin, LL15 1PB

Tel: 01745 812049 | Fax: 01745 812180

[enquiries@cloughco.com](mailto:enquiries@cloughco.com)

[www.cloughco.com](http://www.cloughco.com)



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