



## **Agricultural Land in 8.97 acres at Caerwys, Mold, CH7 5BP Guide Price £100,000**

**An excellent opportunity to acquire a productive parcel of agricultural land in two convenient enclosures near Caerwys.**

**Conveniently located near the A55 Expressway, this land parcel may be of interest to arable crop farmers, livestock farmers or equine enthusiasts.**

**FOR SALE BY INFORMAL TENDER**

**Tenders Close 12 noon on Wednesday 24th June, 2026**

## GENERAL REMARKS

### SITUATION & DIRECTIONS

Conveniently located between Caerwys and the A55 expressway.

From Caerwys follow the road towards the A55 expressway and take a right turn at the crossroads up crossways road, pass Ty Coch farm on our left and the land is situated on the right hand side. [what3words.com/pupils.raft.basher](http://what3words.com/pupils.raft.basher).



### DESCRIPTION

Clough & Co are delighted to have received instructions to offer for sale this productive parcel of 8.97 acres or thereabouts shown for identification purposes only edged red on the attached plan.

Allocated in two convenient enclosures this land offers the opportunity for a range of farming systems or even equine enthusiasts.

The land is of level topography with a right of way access marked yellow on the attached plan for identification purposes and has the benefit of mains water supply.



### SERVICES

The land benefits mains water supply.

### 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

## VIEWING ARRANGEMENTS

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

### 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, Parc Glasdir, Ruthin, LL15 1PB in a sealed envelope marked "CAERWYS LAND". All tenders must be received at our Ruthin office by 12 noon on Wednesday 24th June, 2026.

Tender forms are available from the Ruthin Office.

### 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.

### 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.

### 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 assumptions 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 Clough & Co 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 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this 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, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

### **VENDORS SOLICITORS**

Hughes Parry Solicitors, 35 High Street, Holywell, CH8 7TE - 01352 712422



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