



Land off Prestatyn Road

Prestatyn, Denbighshire

Carter Jonas

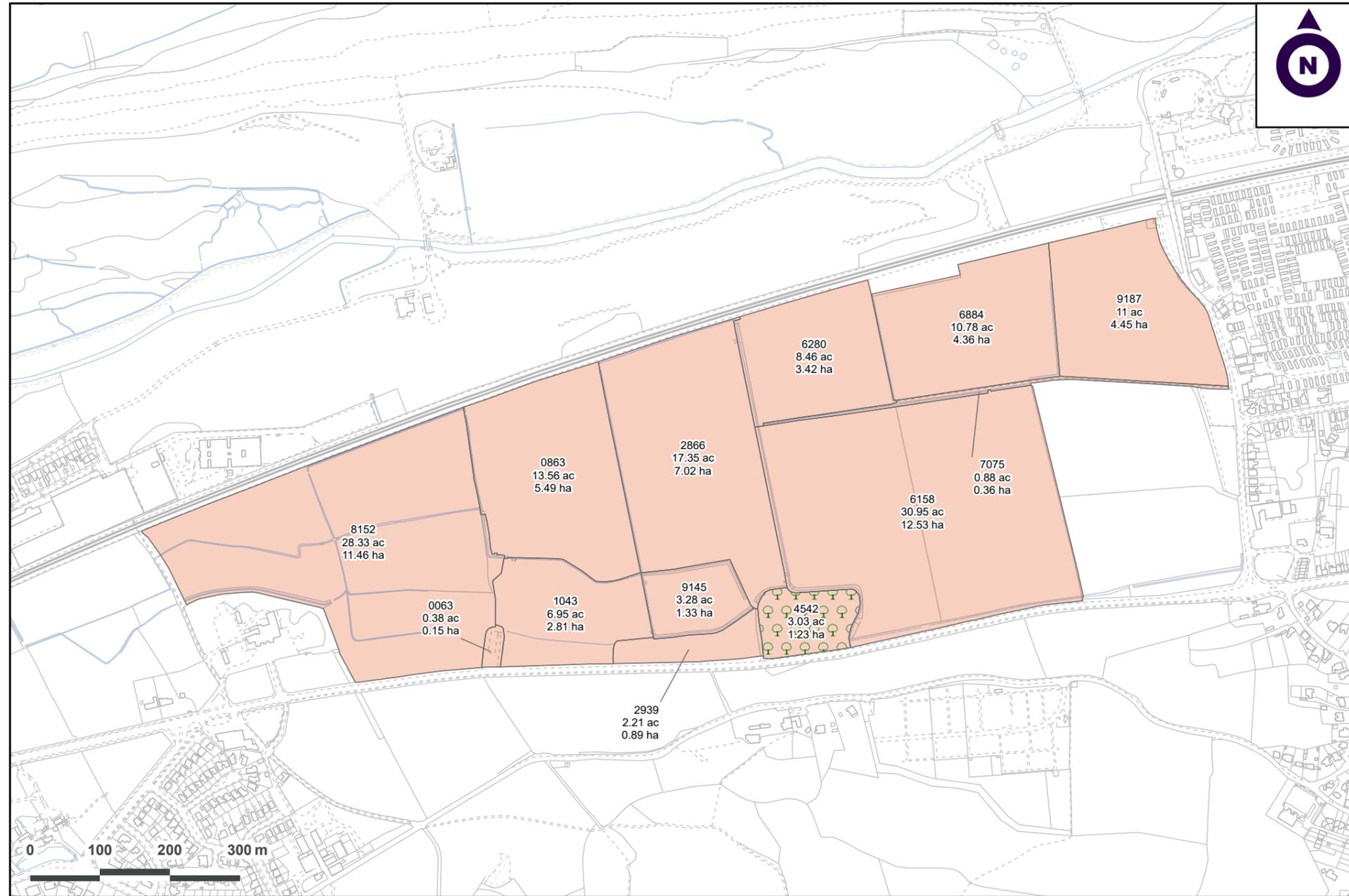
**Land off Prestatyn Road
Prestatyn
Denbighshire
LL19 9SW**

Well located arable and pasture land located between the settlements of Prestatyn and Gronant.

Situated between Prestatyn and Gronant the land has access from the A548 (Prestatyn Road) to the south and also via Shore Road to the east. It is currently mixed grass and maize and provides the purchaser with an opportunity to acquire a well located parcel of highly productive land.

In all extending to 137.16 acres (55.5 ha).

For sale by Private Treaty as a whole.



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Location

The land is well connected via the A548 on the southern boundary providing access to both Prestatyn (0.5 miles) and Gronant (0.6 miles) as well as providing access to the wider region along the A548 and A55 (8 miles).

Land

The land extends in all to about 137.16 acres (55.5 ha) and includes a small woodland copse of about 3.03 acres (1.23 ha) on the southern boundary. The remainder of the land (134.13 acres) is well-defined fields ideal for arable cropping.

The land would be particularly suitable to a dairy farmer seeking maize and silage ground.

Method of Sale

The land is offered for sale as a whole by Private Treaty.

Tenure & Possession

Freehold with vacant possession on completion

Planning

The land lies within the administrative boundary of Denbighshire County Council and is designated as Green Barrier (RD2) under the Adopted Local Development Plan.

Designations

The land falls within the nationally designated Dee Estuary (Ramsar Site No. 298) and is classified as a Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA) for wintering and passage waterfowl populations.

The land falls within the Nitrate Vulnerable Zone (NVZ) Wales.

Drainage

Purchasers should take into consideration that the land benefits from flood defences from the sea which reduces the flood risk from the sea to 'Low'. Flood risk from surface water and small watercourses ranges from high to low across the site.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

Local Authority

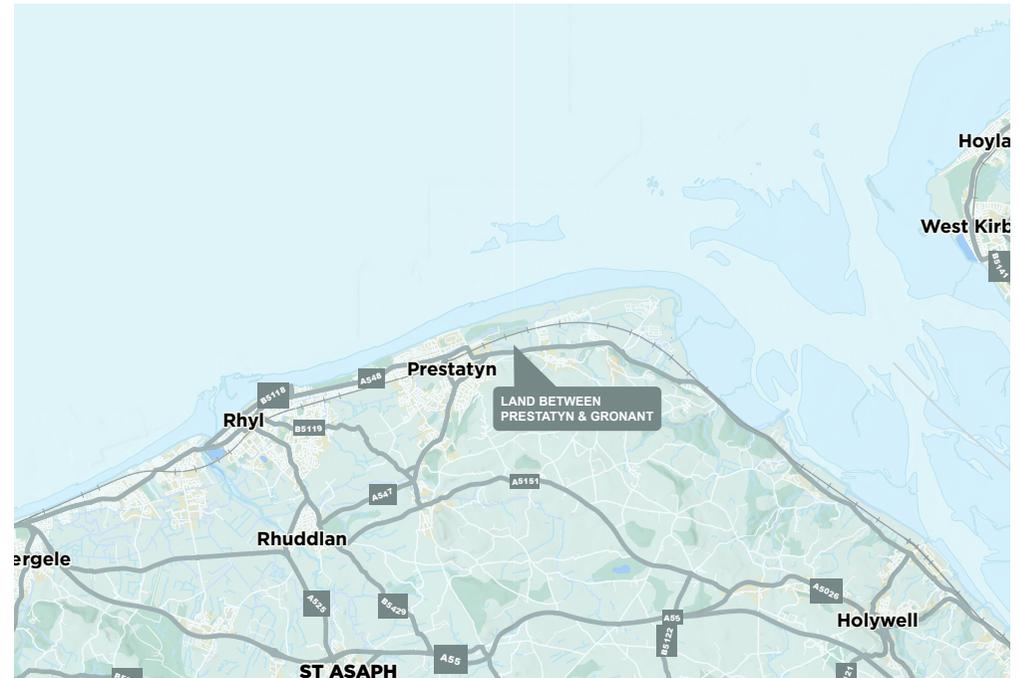
Denbighshire County Council
<https://www.denbighshire.gov.uk>

Viewings

Interested parties may view the property unaccompanied and with details to hand and on notification to the selling agent.

Directions

Travelling out of Prestatyn along Prestatyn Road (A548) towards Gronant, the land is located on your left hand side circa 0.5 miles after leaving Prestatyn.



Shrewsbury

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