



Land at Tyn Y Caeau

Cilcain, Mold, Flintshire

Carter Jonas

Land at Tyn Y Caeau Star Crossing Lane Cilcain CH7 5NP

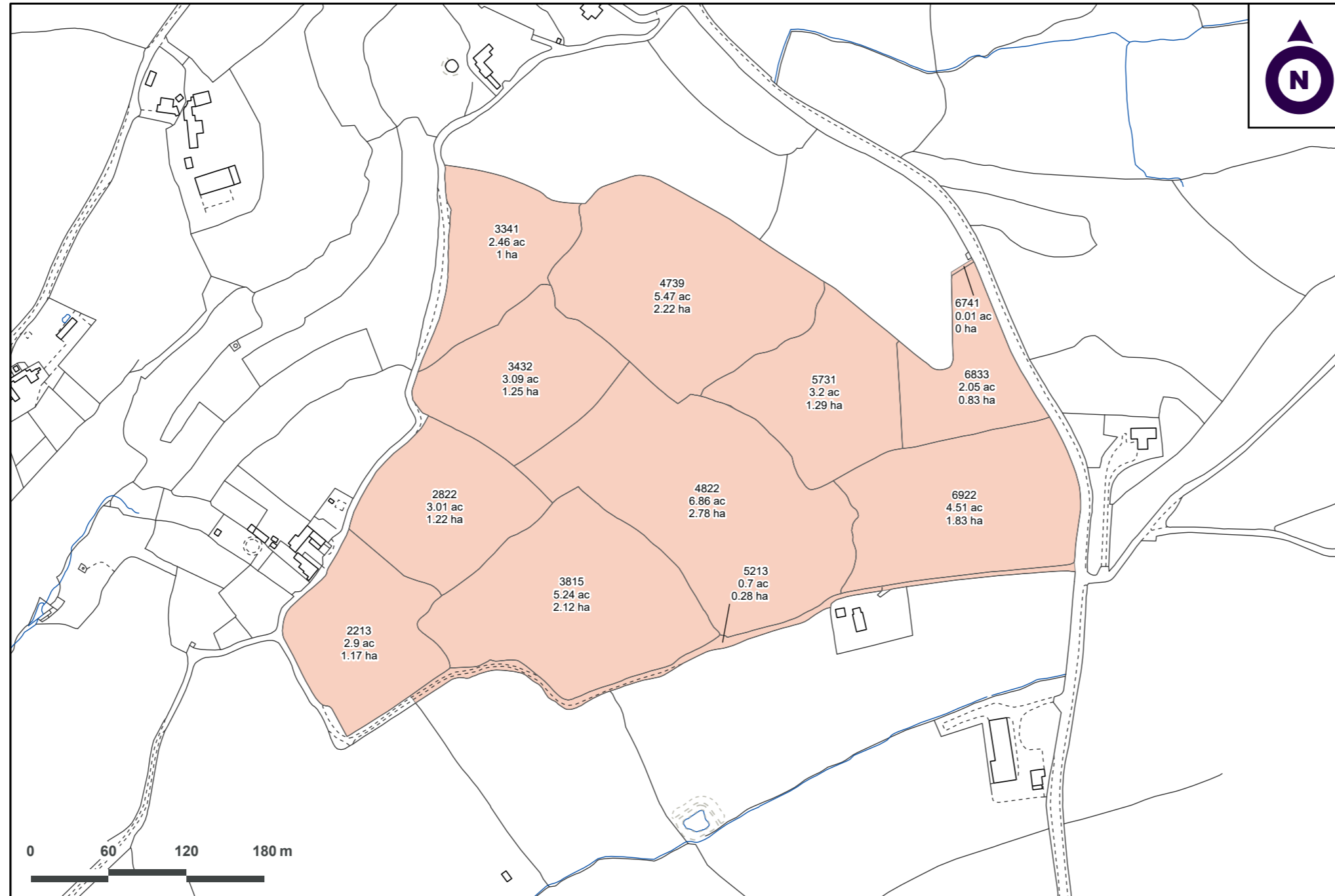
**39.5 acres (15.98 hectares)
of land comprising of
approximately 12 acres of
pasture and 27 acres of arable.**

Ideally located productive land with additional grazing.

In all extending to c.39.5 acres (c.15.98 hectares).

For sale by private treaty as a whole.

Carter Jonas



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PROPERTY

The land extends to circa 39.5 acres and comprises of approximately 12 acres of pasture. Winter barley is currently being grown on the remaining 27 acres of arable and due to be harvested in August.

The boundaries to the arable fields are predominately established hedgerows, whilst the grazing land is mainly enclosed with stock proof fencing.

The land is well connected through an internal network of access points between the field parcels.

External access to the land is available via the public highway, Star Crossing Road and the adjoining bridleway.

LOCATION

The land at Tyn y Caeau is located directly from the classified highway leading south off the A541. The settlement of Cilcain lies circa 1.2 miles south with the larger settlement of Mold circa 5 miles to the south-east, and Denbigh circa 13 miles west.

LAND

The Landis Soilscales viewer identifies the soil as Freely draining slightly acid loamy soil.

The soil is identified as being mostly suitable for a range of spring and autumn sown crops; under grass the soils have a long grazing season.



Method of Sale

The property is offered for sale by private treaty as a whole at a guide price of £12,000 per acre.

Basic Payment Scheme

Basic Payment Entitlements are not included in the sale

Tenure & Possession

Freehold with vacant possession upon completion.

Environmental Schemes

The land is not subject to any agri-environmental schemes.

Services

The land currently has the benefit of mains water which enters the property near the gateway onto the classified road in field parcel 6922. Any purchaser will need to organise a separate supply from Welsh Water to ensure it is independent from Tyn y Caeau.

Wayleaves Easements & Rights of Way

The property is sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these particulars or not. A public bridleway is present on the boundary of part of the property.

Health & Safety

Viewings to be undertaken at your own risk with no liability to Carter Jonas or the seller.

Sporting Timber & Mineral Rights

There are no Rights included in the sale.

Local Authority

Flintshire County Council
Website: www.flintshire.gov.uk

Viewings

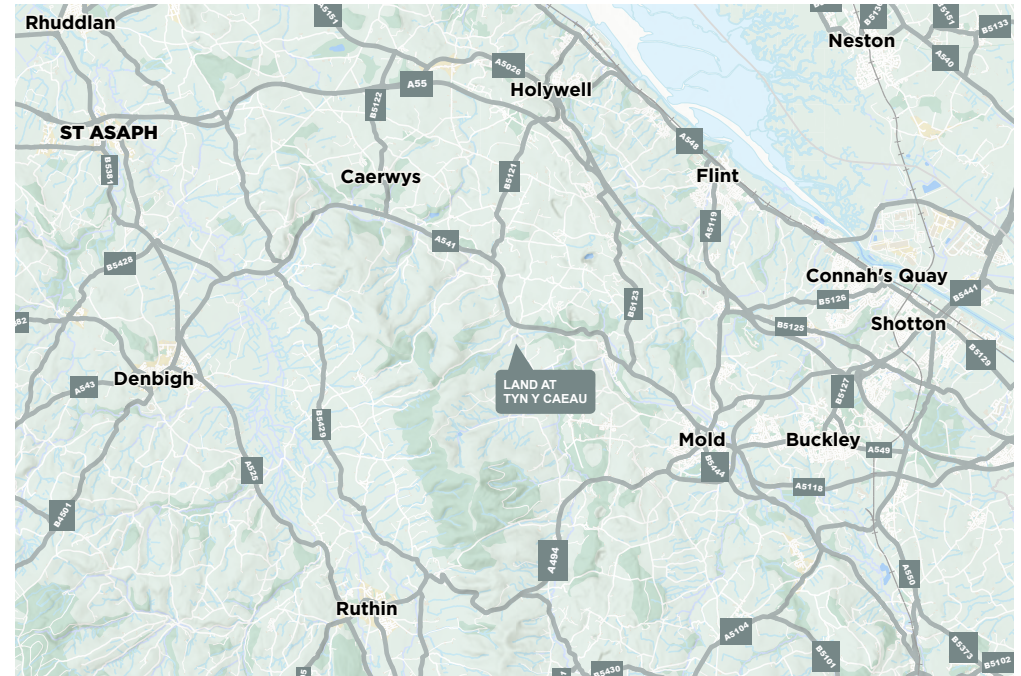
Please contact the selling agent if you would like to arrange a viewing.

Directions

From Mold, travel north along the A541 and through the village of Rhydymwyn. After approximately 2 miles, take the left turn signposted for Cilcain. Travel south along the classified road for circa 0.4 miles and the land will be visible on your right hand side.



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