



**FORTHCOMING AUCTION  
MONDAY 12<sup>TH</sup> MAY 2014 AT 6.30PM**

**At The Brookhouse Mill Restaurant, Ruthin Road, Denbigh, LL16 4RD**

<p><b><u>LOT 1</u></b> <b>LAND FORMERLY PART OF FACHELL FARM, MORFA, ABERGELE, LL22 9SL</b></p>	<p><b><u>LOT 2</u></b> <b>TY CAPEL DERWEN, NEAR CORWEN, LL21 9SG</b></p>	<p><b><u>LOT 3</u></b> <b>LAND AT BODCHWIL FARM, LLANFAIR TH, LL22 8AJ</b></p>
<p>PHOTO</p> <p>22 aces of excellent and versatile land being highly acclaimed for their arable and forage production and sold in 2 Lots:- <b>LOT 1</b> – 15.04 acres presently laid to pasture, comprising two uniform enclosures benefitting from road access and lengthy road frontage. <b>LOT 2</b> – 7.14 acres. Benefitting from close proximity to the ongoing development of the popular business park and having good road access onto St. Asaph Ave. A field which could in the fullness of time benefit from some development potential.</p> <p>CONTACT DENBIGH OFFICE 01745 812127</p>	<p>PHOTO</p> <p>Occupying an enviable rural location and benefitting from glorious views, this semi detached property provides spacious accomm. Comprising Lounge, Sitting Room/Dining Room, Kitchen, Boiler Room, 2 Bedrooms &amp; Bathroom. A property which would benefit from a programme of updating and with the potential to provide further bedroom accomm.</p> <p>CONTACT DENBIGH OFFICE 01745 812127</p>	<p>PHOTO</p> <p>35.6 Acres of agricultural fertile and productive land, offered in 3 Lots: <b>LOT 1</b> – Approx. 10 acres contained with a ring fence and with extensive road frontage. <b>LOT 2</b> – 18 Acres known as Ffrith Fawr Land again with extensive road frontage. <b>LOT 3</b> - A single enclosure extending to 7.6 acres of improved common land. Natural water supply and centrally situated dilapidated stone buildings.</p> <p>CONTACT DENBIGH OFFICE 01745 812127</p>