



## Mwdwl Eithin , Llanfairtalhaiarn, Abergele LL22 8TU Guide Price £700,000

A unique opportunity to acquire a smallholding of interest standing in approximately 41.32 acres (16.72 hectares) situated in an elevated position in a much sought after semi rural location together with a spacious 3 bedroom detached bungalow, former 2 bedroom stone built farmhouse with attached stone outbuildings with planning potential subject to all necessary consents. This smallholding has a wealth of potential and further opportunities and may be of interest to a wide spectrum of purchasers.

Accommodation :- Bungalow - Front Entrance, Porch, Hall, 3 Bedrooms, Lounge, Dining Room, Kitchen, Rear Porch, Utility Room & Bathroom. Former Farmhouse - Kitchen, Living Room & 2 Bedrooms.

FOR SALE BY FORMAL TENDER  
Tenders Close at 12 noon on Wednesday 17th July, 2024

## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated in a most delightful setting benefiting from breath-taking views of open countryside and beyond. The property is situated relatively central between the village of Llanfair TH and Llansannan (2.5 miles). These villages provide a wealth of amenities to include village shop, primary school, public house, church and chapel. The property is also situated 10 miles or so from the Market Town of Llanrwst and 11 miles or so from the Market Town of Denbigh ensuring further amenities are easily readable. Viewing is highly recommended just to appreciate its private yet convenient location and the spectacular views of open countryside.

From our Denbigh office proceed down Bridge Street, at the roundabout take the first exit on the A543 towards Pentrefoelas, continue on this road driving through Groes, After entering Bylchau take a right hand turn signposted Llansannan onto A544 road, continue on this road for approximately 4 miles and upon reaching the village of Llansannan drive through the village and as you exit take a left hand turn signposted Llangernyw onto the B582 road. Stay on this road for approximately 1 mile and at the crossroads take a right hand turn signposted Clough & Co for sale board, continue on this road for approximately 1/2 mile where Mwdwl Eithin can be seen on your right hand side signposted Clough & Co for sale board.



### DESCRIPTION

The sale of Mwdwl Eithin is rare opportunity to acquire a smallholding of character with a wealth of opportunities to explore. The former farmhouse along with the traditional outbuildings may have planning potential to include holiday cottages or permanent residential dwellings subject to all necessary planning consents. The bungalow itself has charm and character is of brick construction under a good slate roof and is in good order throughout. The property maybe of interest to a wide spectrum of purchasers to include farmers, those seeking a smallholding, equine enthusiasts or those seeking an investment opportunity.

**VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**



### LAND

The land extends to approximately 40.82 acres (16.51 hectares) and is allocated into conveniently and manageable sized parcels and being convenient to the homestead. The majority of the land is suitable for grazing and cropping purposes and includes well maintained hedge and fence boundaries.



### ACCESS

Mwdwl Eithin benefits direct road frontage access with the farm yard itself benefiting a separate and relatively private hardcore track access from the roadway.



### MWDWL EITHIN

#### ACCOMMODATION

The accommodation briefly comprises :-

#### FRONT ENTRANCE

#### PORCH

With carpeted floor.

## L SHAPED HALL

With store cupboard and central heating radiator.

## BEDROOM ONE

11'3"x 10'10" (3.43mx 3.31m)

Window to front aspect, store cupboard, carpeted floor and central heating radiator.



## REAR PORCH

Access to outside, cloakroom and tiled floor.



## DINING ROOM

14'5" x 11'8" (4.40m x 3.58m)

Window to rear aspect benefiting far reaching views, log burner, store cupboard, carpeted floor and two central heating radiators.



## UTILITY ROOM

7'11" x 6'11" (2.42m x 2.12m)

With timber effect floor units with shelving, window to front and side aspect, single unit and tiled floor.



## KITCHEN

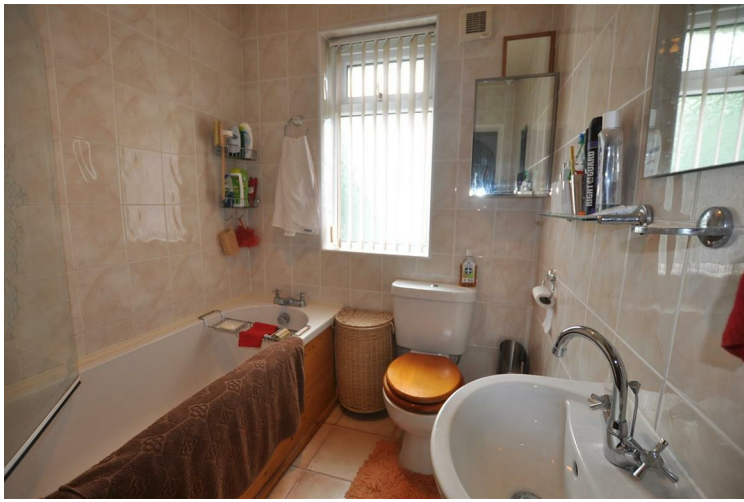
12'0" x 7'10" (3.67m x 2.40m)

Window to rear aspect with impressive views of open countryside together with timber effect wall and floor units, stainless steel sink unit, partly tiled walls and tiled flooring.

## BATHROOM

7'10" x 5'9" (2.39m x 1.76m)

Having white suite comprising Triton electric shower, panelled bath, pedestal wash hand basin, tiled walls, tiled floor and central heating radiator.



**BEDROOM TWO**

11'5" x 9'10" (3.48m x 3.02m)

Window to rear aspect benefiting from impressive views of open countryside, carpeted floor and central heating radiator.



**OUTSIDE**

Spacious gardens to front and rear to include lawned area, hedge surround and shrubs.



**BEDROOM THREE**

9'9" x 7'11" (2.99m x 2.43m)

Window to side aspect, carpeted floor and central heating radiator.



**FORMER FARMHOUSE**

The former farmhouse dates back to circa 1700's which is of stone construction under box profile sheeted roof. The accommodation once included :-

- Front Entrance
- Porch
- Kitchen
- Living Room
- First Floor
- Landing
- 2 Bedrooms



**LOUNGE**

13'4" x 10'7" (4.07m x 3.25m)

Window to front and side aspect, electric fireplace, carpeted floor and central heating radiator.



### **TRADITIONAL OUTBUILDINGS**

Attached stone built former Shippon of character and stone built former calf shed

Stone built under slate roof traditional outbuilding



### **OTHER OUTBUILDINGS**

Timber frame carpport

Stone built pig sty

Nissan Hut

Brick built single garage

4 bay steel Dutch barn with corrugated sheeted roof and side clad with lean-to implement shed

Brick built former Shippon with attached former dairy



### **SERVICES**

We are given to understand that the property is connected to Mains Electricity, Mains Water and septic tank drainage. The property benefits oil fired central heating. The land benefits both mains and natural water supply.

NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

### **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

### **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

### **MODE OF SALE**

This property is offered for sale by Formal Tender. All tenders are to be submitted on the tender form provided by the vendors solicitors (being accompanied with the appropriate deposit sum). All tenders to be sent to Clough & Co, 45 High Street Denbigh, LL16 3SD in a sealed envelope marked "MWDWL EITHIN". All tenders must be received by 12 noon on Wednesday 17th July, 2024 and accompanied by payment of the appropriate deposit made payable to Howell Jones, Solicitors, Abergele being 10% of the amount tendered. Only the successful buyer(s) deposit will be encashed with any deposit for unsuccessful tenderers being returned by post. Acceptance of the tender by the vendors in this manner will constitute exchange of contracts for sale, so intending purchasers are advised to make themselves familiar with the contract terms (and any acceptance of a tender by the vendors will be on the basis that these documents have been inspected and agreed).

The vendors will not be bound to acceptance the highest or any tenders. All tenderers will be notified by the 24th July, 2024. To

endeavor to avoid duplicate of offers it is suggest that the tenders submitted should be for an uneven monetary amount.

### **CONTRACT CONDITIONS OF SALE**

A copy of the tender form/contract condition of sale and tender pack will be available for inspection at Clough & Co's Denbigh Office.

### **BASIC PAYMENT SCHEME**

For the avoidance of doubt the sale/sold excluding any Basic Payment Scheme Entitlements.

### **VAT**

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser.

### **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.

### **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

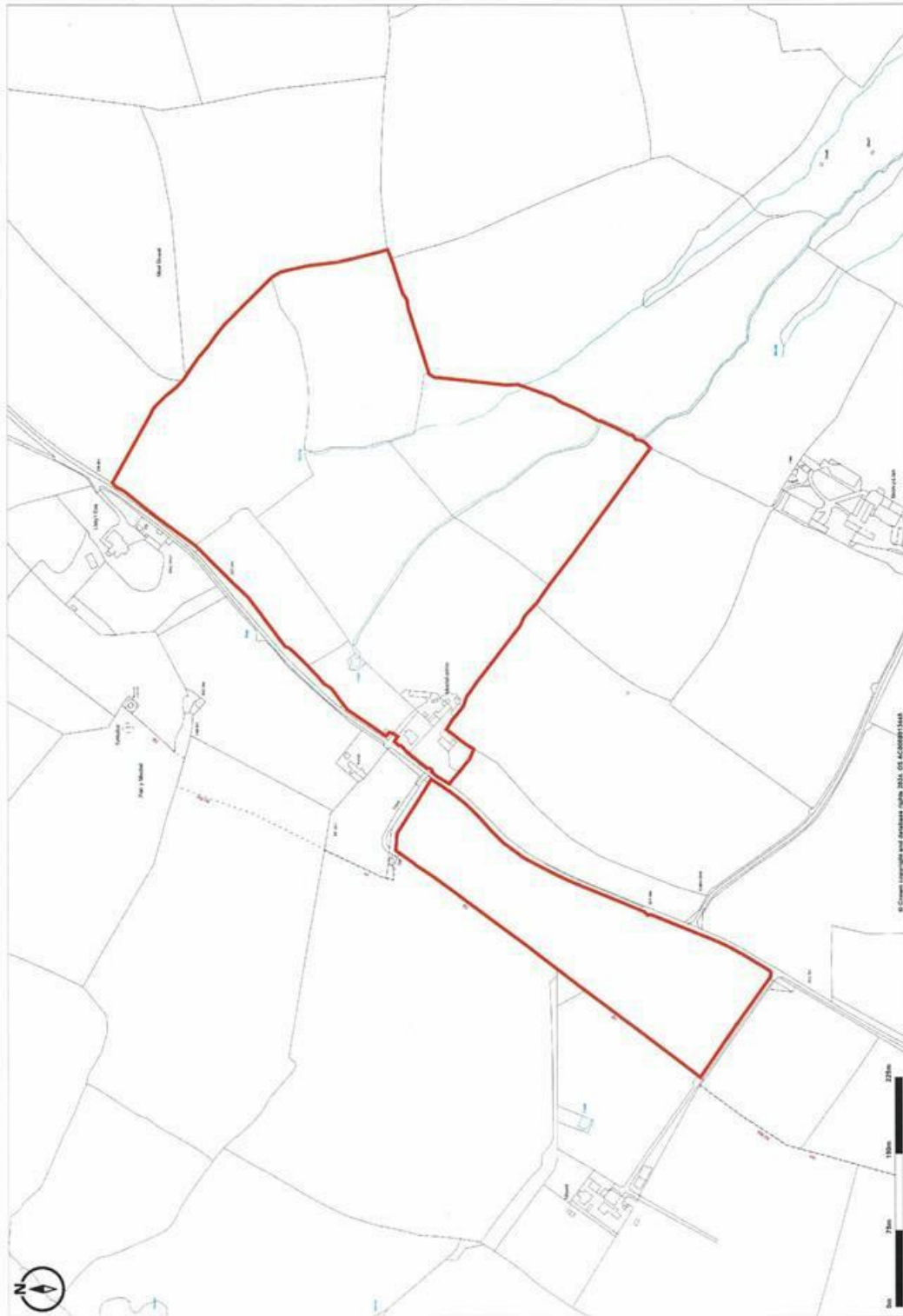
opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details 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**

Howell Jones, 57 Market Street, Abergele, LL22 7AF - Telephone No : 01745 826282



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 Planned Scale - 1:10000 Paper Size - A1

**Promap**  
 LANDMARK INFORMATION

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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