



## **Caerhafod Ganol Bontuchel, Ruthin, LL15 2DF**

### **Guide Price £250,000**

**A unique and full of potential former farmhouse set within spacious grounds standing in 0.38 acres in an elevated position above the popular Hamlet of Bontuchel with far reaching views of the Vale of Clwyd. The property benefits full planning permission for the erection of a single storey rear extension (planning ref 14/2020/1025). Accommodation : Front Entrance, Porch, Hall, Lounge, Pantry, Kitchen, First Floor, Landing, 2 Bedrooms & Bathroom/WC.**

**FOR SALE BY FORMAL TENDER**  
**Tenders Close - 12 noon on Friday 11th October, 2024**

## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated on the fringes of the popular Hamlet of Bontuchel benefiting a convenient position 2.5 miles or so from the Market Town of Ruthin and 7 or so from the Market Town of Denbigh with a range of amenities to include local businesses in addition to a range of nationwide retailers. Furthermore, good transport links.

From our Ruthin office turn right, at the roundabout take the first exit onto Denbigh road, then take the next right onto Mwrog Street, continue onto the B5105 road then take a right signposted Bontuchel, continue on this road for 1 3/4 miles and upon reaching the Hamlet of Bontuchel take a left signposted Clocaenog. Stay on this road and take a right hand turn signposted Hiraethog. Continue on this road and take the next right signposted Clough & Co for sale board and the property can be seen on your left hand side.



### FRONT ENTRANCE

### PORCH

### HALL

### PARLOUR

14'9" x 10'9" (4.52m x 3.28m)

With store cupboard, open beamed ceiling, log burner, window to front aspect and slate floor, door to :-



### DESCRIPTION

An attractive former farmhouse of character benefiting an exceptional location with open countryside views and providing a wealth of potential and opportunities. The property is in need of complete refurbishment however benefits full planning permission for the demolition of existing extension and attached garage and the erection of a single storey rear extension (planning reference 14/2020/1025). Furthermore the current vendor has installed adequate services to include newly installed borehole and septic tank drainage. The property benefits a peaceful yet convenient location with spacious grounds and maybe of interest to a wide spectrum of purchasers.

The accommodation briefly comprises :-



### KITCHEN

14'10" x 9'8" (4.53m x 2.95m)

With timber floor unit with stainless steel sink unit, open fireplace, electric meter box, open beamed ceiling, slated floor, window to front and rear aspect



## FIRST FLOOR

### LANDING

### BEDROOM ONE

14'9" x 10'7" (4.51m x 3.23m)

Having open fireplace, window to front aspect with impressive views of open countryside. water tank and timber floor.



## BATHROOM

14'8" x 12'10" (4.49m x 3.92m)

Comprising pedestal wash hand basin, wc, storeroom, window to front aspect and timber floor.



## BEDROOM TWO

14'6" x 11'2" (4.42m x 3.41m)

Having a window to front aspect with impressive views of open countryside and beyond, open fireplace and timber floor.



## OUTSIDE

The property includes an elevated fenced garden area to the front. The property benefits vehicle access to the rear to include a stone under box profile sheeted roof store shed together with spacious grounds which can be allocated to either a large garden or small paddock. The property also benefits spacious grounds to the side of which provide ample parking area or enables further extensions subject to all necessary planning consents.



### **OUTBUILDINGS**

Attached stone and slate roof former shippon/granary with loft above.



### **ACCESS**

The property benefits right of way access over a farm drive.

### **SERVICES**

We are led to believe that the property includes mains electricity, private water via a borehole and septic tank drainage. Please note the septic tank drainage needs to be connected to the property.

**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 "CAERHAFOD GANOL". All tenders must be received by 12 noon on Friday 11th October, 2024 and accompanied by payment of the appropriate deposit made payable to Swayne Johnson Limited 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 accept the highest or any tenders. To endeavor to avoid duplicate offers it is suggested that the tenders submitted should be for an uneven monetary amount.

### **CONTRACT CONDITIONS**

The Tender Pack will be available for inspection from Swayne Johnson Solicitors in Ruthin a minimum of 10 working days prior to the Tender Close Date and all requests for a copy of the Tender Pack should be made through Swayne Johnson Solicitors of 23 Clwyd Street, Ruthin, LL15 1HH. Tel: 01824 703833 or email: [taylor-lloyd@swaynejohnson.com](mailto:taylor-lloyd@swaynejohnson.com) (Ref: CV/CaerhafodGanol)

### **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.

### **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**

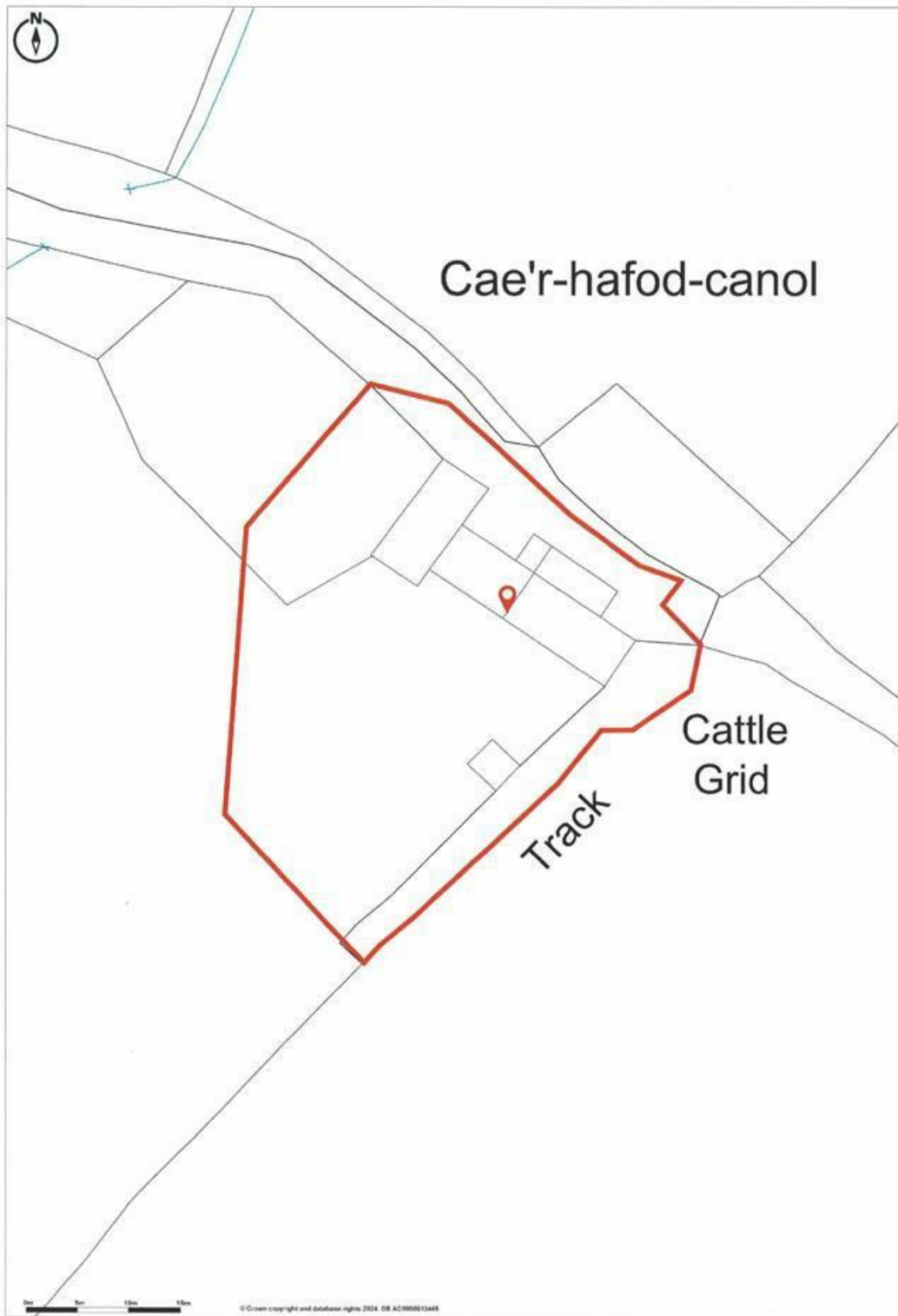
These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

### **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.

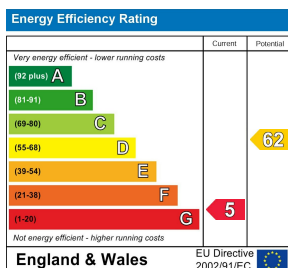
### **VENDORS SOLICITORS**

Swayne Johnson, 23 Clwyd Street, Ruthin, LL15 1HH  
(Tel No : 01824 703833) - For the attention of Caryl Vaughan

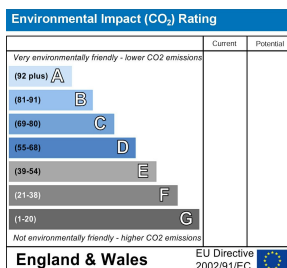


**Promap**  
LANDMARK INFORMATION

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