



Meifod Groes Road, Colwyn Bay, LL29 8YP

Guide Price £1,300,000

A superior 5 bedroom farmhouse situated in a sought after semi-rural location on the outskirts of the idyllic village of Llanellian only one mile or so from Colwyn Bay. This hidden gem includes a detached imposing farmhouse, several stone traditional outbuildings, well equipped modern outbuilding and standing in approximately 70.81 acres (28.65 hectares). Available as a whole or in 2 separate lots.

Lot 1 - Farmhouse, traditional and modern outbuildings and two paddocks standing in 12.64 acres (5.11 hectares)

Lot 2 - Land extending to 58.17 acres (23.54 hectares)

Lot 3 - As a whole

Accommodation :- Front Entrance, Parlour, Sitting Room, Hall, Pantry, Kitchen, Rear Bathroom, Toilet Room, First Floor, Landing, 5 Bedrooms

FOR SALE BY FORMAL TENDER
Tenders Close at 12 noon on Wednesday 11th December, 2024

GENERAL REMARKS

LOT 1 - Guide Price £550,000 to £600,000

SITUATION & DIRECTIONS

Meifod is set in a quite semi rural location yet only approximately one mile from Colwyn Bay and its newly developed promenade and with Snowdonia on its doorstep. The idyllic village of Llanellian includes a busy village hall and public house with the nearby coastal town of Colwyn Bay providing a more comprehensive offering. The local area provides a plethora of recreational activities with many of North Wales famous beaches within a short distance providing miles of uninterrupted coastal line to explore. Eirias Park is located approximately one mile which hosts numerous entertainment and sporting events with the popular Venue Cymru also located within close proximity. Colwyn Bay has an abundance of secondary educational facilities with numerous public and private educational facilities within its locality including the renowned Rydal Penrhos private school which is within 2 miles. Meifod is also perfectly situated for commuting with close access to the A55 North Wales Expressway providing easy access both east and west bound with direct access to the commercial centres of the north west. There are also numerous train stations within a short distance with direct links to Chester of which provides direct access to London Euston within 2.5 hours.

From our Denbigh office proceed to St Asaph taking the A55 North Wales Expressway. Take junction 22 towards Old Colwyn and at the roundabout take the fourth exit onto Abergele road A547, at the next roundabout take the first exit onto Groes road, proceed on this road until you find the drive entrance on your right hand side signposted Clough & Co for sale board.



DESCRIPTION

This attractive property has a wealth of attributes to include occupying a peaceful yet convenient location and overlooking impressive views. Meifod includes several stone built traditional outbuildings with the potential to be converted subject to obtaining necessary planning consents, furthermore, a modern

outbuilding and useful paddocks and woodland standing in approximately 12.64 acres (5.11 hectares). The farmhouse which has character and charm is built of stone under a slated roof which requires an extensive programme of refurbishment and has the potential to be renovated into a well appointed country residence. The property may be of interest to a wide spectrum of prospective purchasers to include those seeking a family home, smallholding, equine enthusiasts or those seeking an investment opportunity. The approximate boundaries are edged red on the attached plan.

The accommodation briefly comprises :-



FRONT ENTRANCE

PARLOUR

16'2" x 13'11" (4.94m x 4.26m)

Open beamed ceiling, fireplace, slate floor.

SITTING ROOM

14'2" x 10'6" (4.33m x 3.22m)

Window to front aspect, open fireplace, timber floor.

HALL

PANTRY

8'7" x 7'4" (2.63m x 2.26m)

KITCHEN

14'9" x 7'4" (4.5m x 2.26m)

Understairs storage cupboard, access to rear, stove, tiled floor.

REAR BATHROOM

6'10" x 6'10" (2.1m x 2.1m)

Comprising panelled bath, sink unit.

TOILET

WC

FIRST FLOOR

LANDING

BEDROOM ONE

10'2" x 7'2" (3.1m x 2.2m)

With timber floor.

BEDROOM TWO

8'2" x 7'2" (2.5m x 2.2m)

Fitted cupboard, window to front.

BEDROOM THREE

14'5" x 10'7" (4.4m x 3.25m)

Open fireplace, window to front aspect, timber floor.

BEDROOM FOUR

9'2"x 5'10" (2.8mx 1.8m)

Timber floor

BEDROOM FIVE

14'1" x 9'11" (4.3m x 3.04m)

Window to side and timber floor.

OUTSIDE

The property is accessed from the adopted road via a hardcore farm track through the wooded area whilst overlooking Nant Meifod water course.



TRADITIONAL OUTBUILDINGS

Stone under slated roof former granary with loft above in good structural condition

Stone under box profile sheeted roof general store

Brick under corrugated sheeted roof implement store/car port

Spacious stone built former granary with loft above and attached former shippon

Stone built under corrugated sheeted roof fodder and implement store

The traditional outbuildings lend themselves perfectly to be converted to either main residence dwellings or holiday accommodation subject to all planning consents.

Spacious yard area with hardcore track providing access to the land.



MODERN OUTBUILDING

Four bay steel portal frame well equipped and in good condition cattle shed with feed passageway. Concrete block walls under fibre cement roof with several access points, concrete floor, mains electricity and mains water supply. Lean-to cattle shed of concrete block construction with feed passageway.

Spacious concreted yard area with cattle handling facilities.



LAND

2 conveniently sized paddocks which surrounds the property and benefits impressive views of open countryside and beyond. The paddocks benefit good hedge and fence boundaries and mains water supply with one paddock having been recently harvested for winter barley whilst the other benefiting undersown grass seed. The property also benefits a small pocket of hardwood trees along 'Nant Meifod' water course.



LOT 2 - Guide Price £750,000 to £850,000

A unique opportunity to purchase approximately 58.17 acres (23.54 hectares) of prime agricultural land occupying an accessible location a short distance off the A55 North Wales Expressway. The land is of excellent quality being capable of growing maize and various arable crops and is either freely draining or benefits from drainage work and mains water supply. Viewing is highly recommended in order to appreciate the true quality and capability of the land edged red on the attached plan.



ACCESS TO LOT 2

The land benefits direct road frontage access.



SERVICES

We are given to understand that Mains Electricity, Mains

Water and Septic Tank drainage serve the dwelling. 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 "MEIFOD". All tenders must be received by 12 noon on Wednesday 11th December, 2024 and accompanied by payment of the appropriate deposit made payable to Lanyon Bowdler 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. To endeavor to avoid duplicate of offers it is suggest that the tenders submitted should be for an uneven monetary amount.

CONTRACT CONDITIONS

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection at Lanyon Bowdler, Conwy 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.

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

Lanyon Bowdler, Riverside Business Park, 1 & 2 Connaught House, Benarth Rd, Conwy LL32 8UB - Tel No : 01492 557070 (For the attention of Mr Edward Nutting)



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Promap
 LANDMARK INFORMATION

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
1	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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45 High Street, Denbigh, Clwyd, LL16 3SD
 Tel: 01745 812049 | Fax: 01745 812180
 enquiries@cloughco.com
 www.cloughco.com



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