



Hafod Taliadau, Arthog, Dolgellau , Gwynedd LL39 1LJ
Guide Price £300,000



Clough
AND Co

Clough & Co are proud to offer to the market a delightful and unspoilt traditional farm pleasantly situated in an elevated position with far reaching views of the sea and surrounding mountains. Hafod Taliadau boasts a peaceful yet convenient location situated on the edge of the popular village of Arthog and includes a unique farmhouse of character in need of refurbishment, together with traditional outbuildings benefiting structural modification work with conversion potential subject to planning consents. The property extends in total to approximately 57.41 acres (23.23 hectares).

FOR SALE BY FORMAL TENDER
Tenders Close 12 noon Tuesday 23rd September, 2025

Guide Price - £300,000 to £400,000

GENEAL REMARKS

SITUATION & DIRECTIONS

The property is situated in a delightful and elevated position benefiting incredible views and being 5 miles or so south west of the Historical Market Town of Dolgellau nestled in the heart of southern Snowdonia. The fascinating town of Dolgellau provides a wealth of amenities. Hafod Taliadau benefits an optimum position with plentiful walking routes, cycling routes, hikes, mountain range and spectacular lakes.

Take the A470 to Dolgellau, from Finsbury Square stay on this road onto Cader Road, turn left signposted Cader Idris and continue for 4 miles or so and the access track for Hafod Taliadau can be seen on your right hand side signposted Clough & Co for sale board. what3words ///distilled.spend.vibes.

DESCRIPTION

A rare opportunity to acquire an unspoilt traditional stock farm extending in total to approximately 57.41 acres (23.23 hectares) shown for identification purposes only edged red and blue on the attached plan. The imposing farmhouse boasts character while the well maintained outbuildings provide further potential and opportunities subject to all necessary consents. The farm includes a valuable and interesting variety of land, varying in quality from gently sloping grazing parcels, rough grazing and a small pocket of softwood trees. The Afon Arthog runs relatively central through the farm which itself is a unique attribute. The land benefits well maintained stone boundaries walls. In all, Hafod Taliadau offers the opportunity for a new owner to acquire a sizeable holding offering a delightful location to live in. The property may be of interest to a wide spectrum of purchasers to include farmers, those seeking a smallholding or investors seeking to capitalise upon its environmental diversity net gain and carbon offsetting possibilities to include woodland plantation. VIEWING IS HIGHLY RECOMENDED.

NB For a drone footage of the property please visit our Facebook page

ACCOMMODATION

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

9'0" x 7'1" (2.75m x 2.18m)
Open beamed ceiling, electric meter box, stairs to first floor, slated floor, door to :-

FORMER KITCHEN

15'2" x 7'9" (4.63m x 2.38m)
Window to rear aspect, concrete floor.

LOUNGE

15'2" x 10'0" (4.63m x 3.06m)
Stone surround fireplace with open fire, slated hearth, open beamed ceiling, fitted dresser, window to rear aspect, carpeted floor.

ADDITIONAL PHOTOGRAPH

STUDY ROOM/SNUG

7'4" x 7'10" (2.25m x 2.4m)
Window to rear aspect, open beamed ceiling, carpeted floor.

FIRST FLOOR

LANDING

Carpeted floor

BEDROOM ONE

15'5" x 11'10" (4.71m x 3.63m)
Spacious room with window to front aspect, access to loft, carpeted floor

BATHROOM

7'8" x 6'8" (2.36m x 2.05m)
Comprising panelled bath, pedestal wash hand basin, wc, airing cupboard, carpeted floor

BEDROOM TWO

15'6" x 7'3" (4.73m x 2.23m)
Window to front aspect, timber floor.

OUTSIDE

Spacious grounds providing garden to front with stone surround with pedestrian pathway to the front door entrance. A sheep collecting yard is situated to the rear with stone surround which could easily be made into a spacious rear garden.

Attached stone constructed newly erected slate roof former shippon benefiting newly erected gable wall with two pedestrian access points (7.33m x 5.12m)

Stone under slated roof former granary with loft above with attached coalhouse and pig sty

Concrete block under sheeted roof general store

Stone under slated roof outside toilet

2 bay steel portal frame with sheeted side cladding and roof general store

2 bay steel portal frame general store with concrete block walls, sheeted cladding above and roof benefiting concrete floor

Sheep handling pens

OUTBUILDINGS

SERVICES

We are given to understand that Mains Electricity, Private Water and Private Drainage serve the dwelling. The property benefits a Rayburn heating system which provides hot water. 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.

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

VIEWING ARRANGEMENTS

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

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 "HAFOD TALIADAU". All tenders must be received by 12 noon on Tuesday 23rd September, 2025 and accompanied by payment of the appropriate deposit made payable to Guthrie Jones & Jones, Bala 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 of offers, it is suggested that the tenders submitted should be for an uneven monetary amount.

The successful purchaser will be informed no later than 7 days from the date of the tender closing date.

CONTRACT CONDITION

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

BASIC PAYMENT SCHEME

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

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

Guthrie Jones & Jones, 5 Y Plase, Bala, LL23 7SW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Vale Of Clwyd Mart Plas Glasdir, Denbigh Road, Ruthin, LL15 1PB

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