



Barn At Ddol Castell

Rowen LL32 8TE

£85,000

FOR SALE OR TO RENT

Traditional former farm buildings located within working farm in the Conwy Valley. Property is available for commercial, industrial, tourism, sport and/or recreational use.

Two stone outbuildings located in the farmyard of Ddol Castell Farm with internal usable floor area of approximately 16 0m.sq. (1722 sq. ft.) comprising one barn 115 m.sq. and second barn with 45 m.sq. arranged over two floors (restricted headroom).

Suitable for commercial, industrial, tourism or sport usage subject to any necessary consent - Individual business buyer/tenant would be responsible for obtaining such consent.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Countryside location within 1.5 miles of Tyn y Groes village in the Conwy Valley. The property is within the working farm and Conwy is within 7 miles.

Accommodation:

Barn 1:

37'8" x 32'9" (11.5m x 10m)

Stone built with timber doors, electricity provided.

Barn 2:

22'4" x 14'5" (6.83m x 4.4m)

Together with loft over but some restricted headroom.

External slate step access to upper level.

Between the two outbuildings is a lean-to area providing covered storage area.

Services:

No no drainage connected, mains water and electricity available.

Price:

£85,000 or £6,250 per annum.


Viewing:

Strictly by appointment - This is a working farm and no access unless agreed with the agent beforehand.

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



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

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

