



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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## Caerwys Hill, Caerwys, Flintshire CH7 5AD

- For Sale by Public Auction
- Development potential
- Renovation project
- Leisure/Tourism potential
- Wednesday 29th May 2024 6.30pm
- Land and Buildings
- Approximately 25 acres
- Amenity woodland



An extremely convenient and well situated smallholding lying just outside the popular village of Caerwys accessed off the B5122.

Accessed via a private drive, Fron Haul comprises of a detached stone built farmhouse lying under a slate roof. Whilst much of the structural element has been completed, final finishing to its internal structure is required along with all electrics and plumbing etc.

The property has the bones of a fantastic family home occupying an elevated position and commanding amazing views over the Clwydian Hills.

To the side of the farmhouse lies an extremely attractive range of outbuildings requiring equal works as the farmhouse. These buildings are potentially ripe for development subject to the necessary planning permission being obtained.

Both the farmhouse and the buildings are raised from the agricultural land making the most of the stunning views. Accessed via a driveway off the council maintained highway, access is also provided to the old stack yard behind.

Above the farmstead lies a belt of amenity woodland which is bound by a caravan park above and lies adjacent to a Lodge park.

Below the woodland lie 3 conveniently arranged enclosures laid to grass and perfect for those wanting equine/small holding facilities.

In essence, Fron Haul offers a world of opportunities for many potential uses. its privacy and seclusion makes for a perfect, tranquil smallholding however, its proximity to other leisure businesses could in turn offer a fantastic opportunity for diversification, subject to the necessary planning permission being obtained. Access and convenience is second to none.

Viewing is Highly recommended.

JONES PECKOVER will offer for sale BY PUBLIC AUCTION at SAINT ASAPH CRICKET CLUB, THE ROE, ST ASAPH LL17 0PT, on WEDNESDAY 29TH MAY 2024 at 6.30PM (subject to conditions and unless an acceptable offer is received in the meantime)

### VIEWINGS

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND MUST BE ACCOMPANIED BY THE SELLING AGENTS. ACCESS TO THE PROPERTY IS NOT PERMITTED WITHOUT PRIOR APPOINTMENT.

Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.

### VENDORS SOLICITORS

Brent Williams of Aaron and Partners, 5-7, Grosvenor Court, Foregate St, Chester  
CHI 1HG  
Tel: 01244 405555



### MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### PROOF OF IDENTITY -

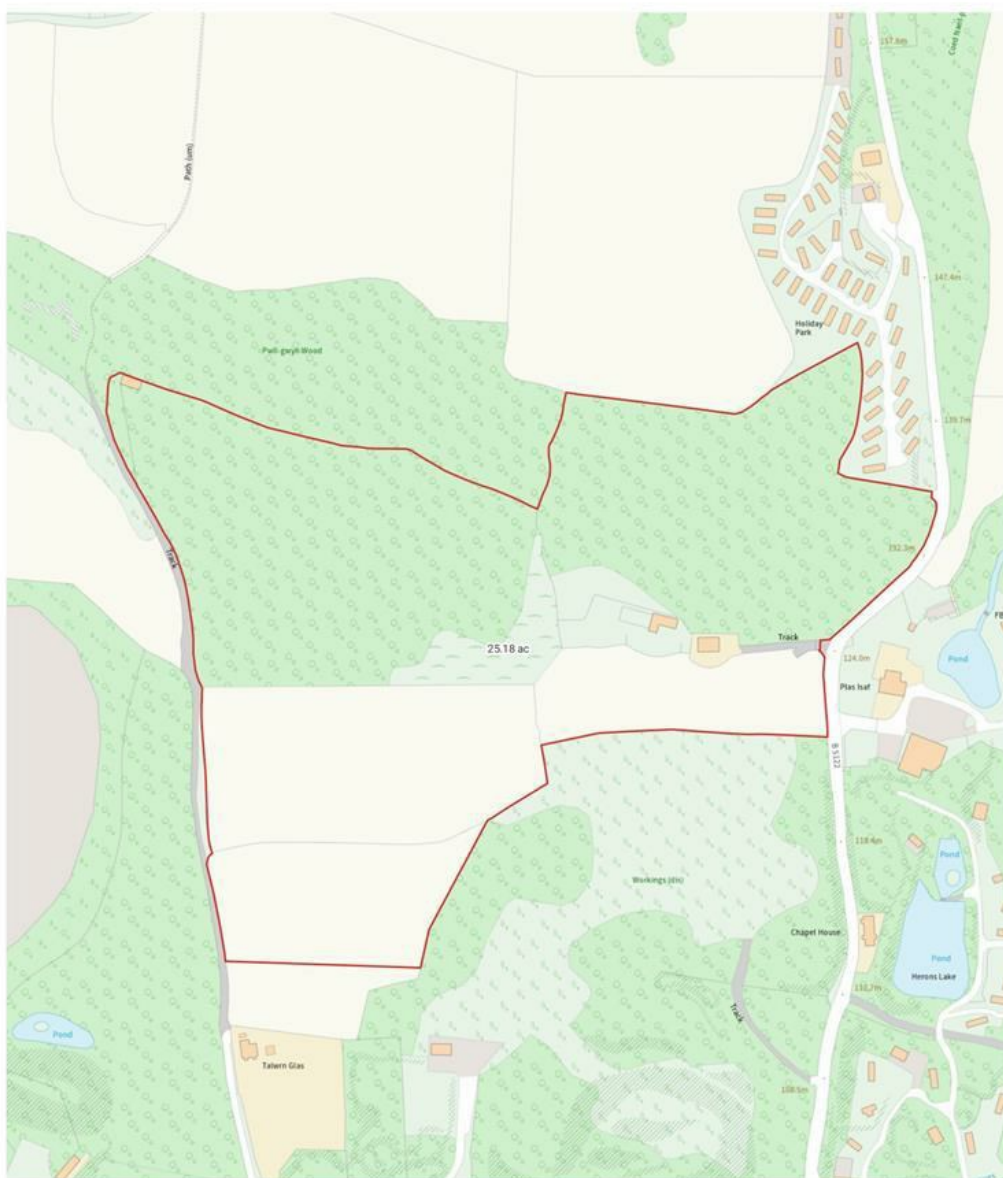
In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

### CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.



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