



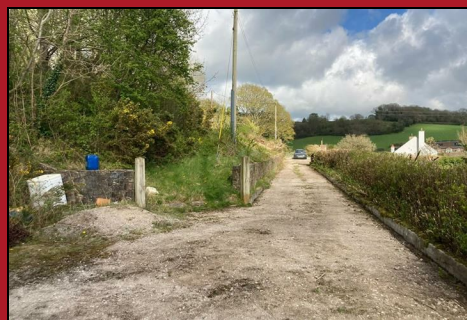
JONES PECKOVER

Property Professionals Since 1880

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Caerwys Hill, Caerwys, Flintshire CH7 5AD

- Development potential
- Renovation project
- Leisure/Tourism potential
- 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.

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

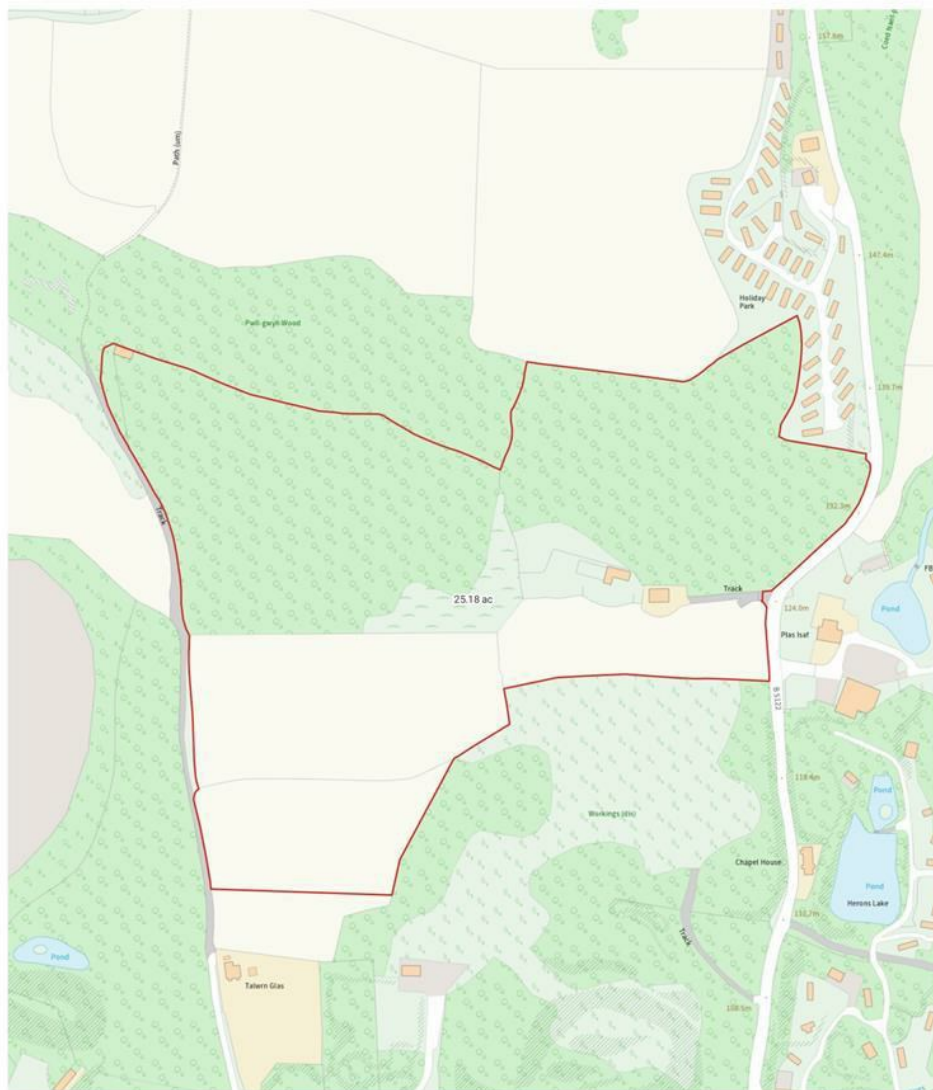
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The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT (D)

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