



**92.99 ACRES PASTURE AND UPLAND  
GRAZING, LLANGERNYW, ABERGELE**

**J. Bradburne Price & CO**  
~ EST. 1902 ~  
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~  
~ VALUERS & ESTATE AGENTS ~





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**92.99 ACRES PASTURE AND UPLAND GRAZING**  
**FORMERLY PART OF BRYN YR AUR, LLANGERNYW ABERGELE, CONWY, LL22 8PF**

FOR SALE BY PUBLIC AUCTION  
EITHER AS A WHOLE OR IN 2 LOTS  
(Subject to Reserve, conditions & prior sale)

LOT 1 – 82.3 ACRES OF UPLAND GRAZING  
LOT 2 – 10.69 ACRES RIVERSIDE PASTURE

ON WEDNESDAY 25<sup>TH</sup> JUNE 2025 7.00 P.M.

THE WHITE LION INN, LLANELIAN YN RHOS, COLWYN BAY, LL29 8YA

**GUIDE PRICES**

LOT 1 – £3,000 – £4,250/ACRE  
LOT 2 – £10,000 – £15,000/ACRE

Sole Selling Agents J. Bradburne Price & Co. 14/16 Chester Street, Mold, Flintshire, CH7 1EG  
Contact Peter Lewis on 01352 753873

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## **92 ACRES PASTURE AND UPLAND GRAZING FORMERLY PART OF BRYN YR AUR, LLANGERNYW ABERGELE, CONWY, LL22 8PF**

The sale of this land is a rare opportunity to acquire freehold agricultural land in the picturesque Elwy Valley providing the opportunity to acquire a usefully sized parcel of upland grazing as well as fertile and productive riverside meadows alongside the River Elwy. The land is situated to the south of the A548 Abergele to Llanrwst Road being equal distance from the attractive villages of Llangernyw and Llanfair-Talhaiarn. The Elwy Valley is a scenic and noted stock rearing locality which is equally sought after for its stock grazing as for its landscape and scenic qualities.

### **LOT 1 – 82.3 ACRES (33.3 HA) SHOWN SHADED PINK ON PLAN**

Lot 1 is situated on the southern flanks of the Elwy Valley approached via a private access road off the A548 leading to the former farmhouse/farmstead of Bryn Yr Aur and comprises a single parcel of upland grazing interspersed with areas of mainly mixed grazed hardwood woodland and rocky outcrops. The land provides useful summer grazing for sheep or cattle or can provide sheltered free draining outwintering ground. The land will appeal to those parties seeking to acquire a self contained parcel of upland grazing or alternatively for environmental, amenity, tree planting or bio-diversity schemes. The land has the benefit of a natural water supply.

### **LOT 2 – 10.69 ACRES (4.32 HA) OF RIVERSIDE MEADOWS AND PART RIVER ELWY**

Lot 2 is situated immediately to the south of the A548 and extends in total to 10.69 acres of which 9.62 acres comprise level riverside meadows offering excellent stock grazing or hay/silage cropping. The balance of the land comprises part of the River Elwy which bisects the meadows and offers double bank fishing to the majority with a shorter length of single bank fishing to the south eastern corner. Access is obtained via a right of way over the access road leading to Bryn Yr Aur.

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LOT 1 – 82.3 ACRES (33.3 HA) SHOWN SHADED PINK ON PLAN



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LOT 2 – 10.69 ACRES (4.32 HA) OF RIVERSIDE MEADOWS AND PART RIVER ELWY

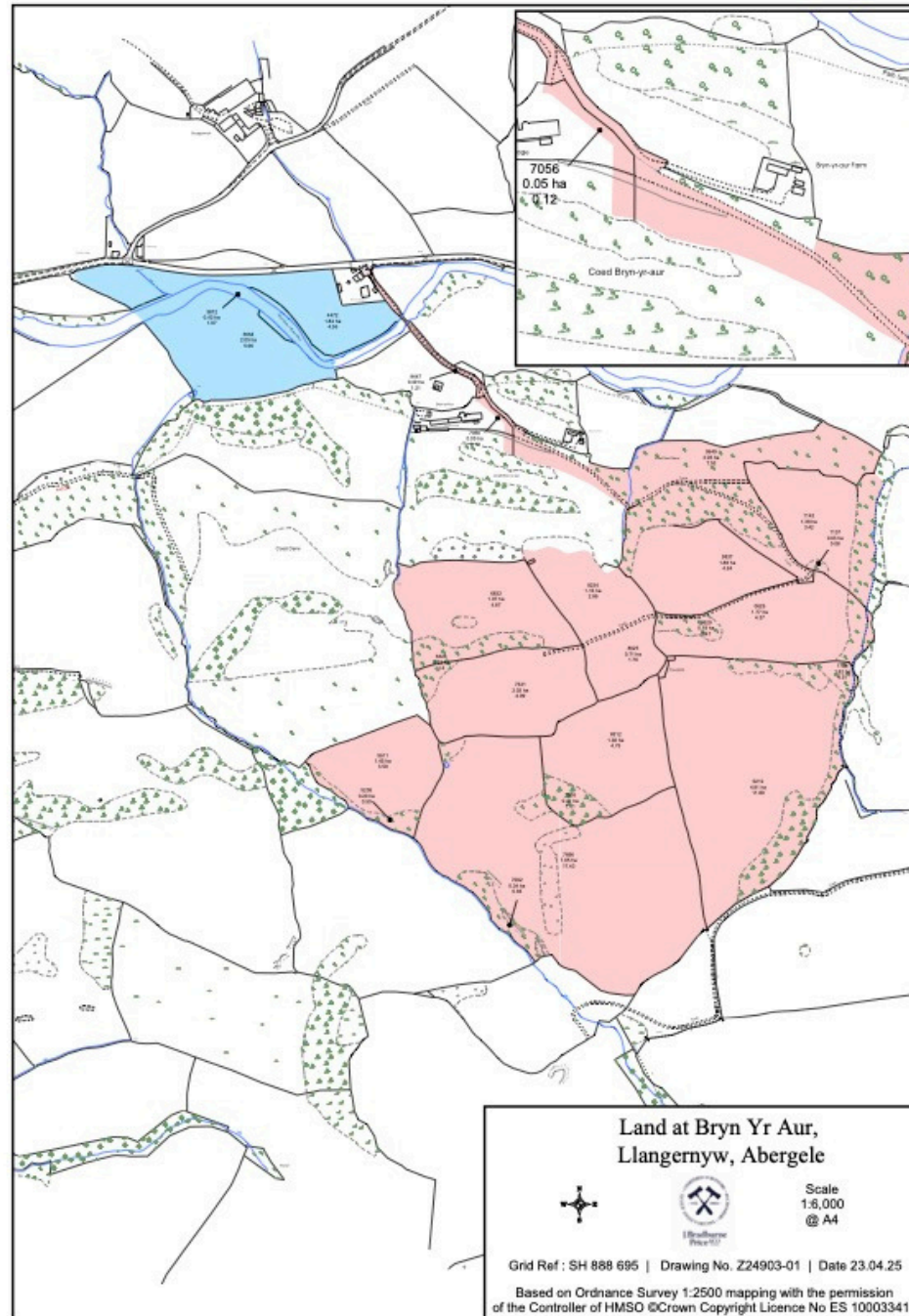


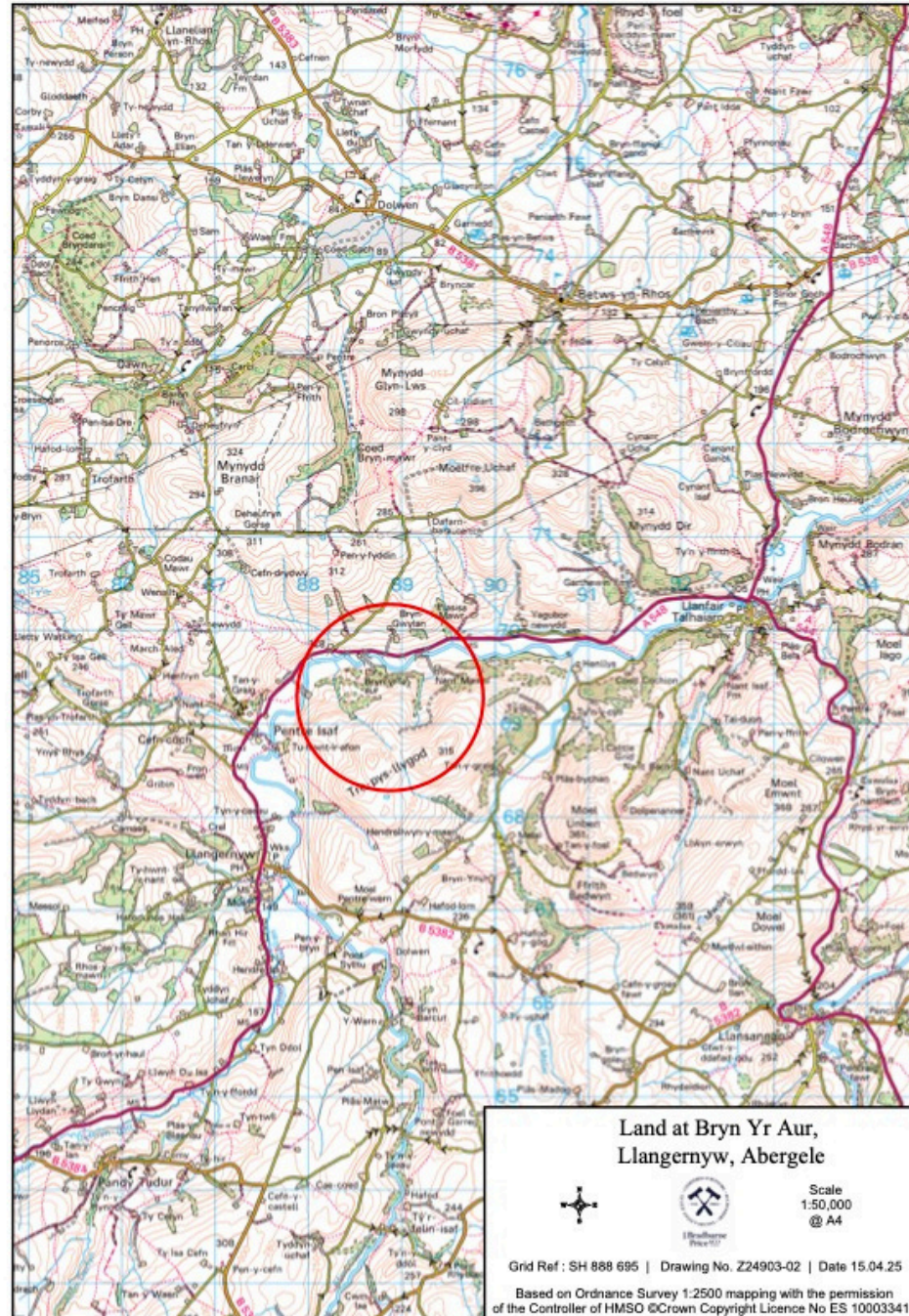
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**TENURE**

Both Lots are offered for sale freehold with vacant possession upon completion.

**LOCAL AUTHORITY**

Conwy B.C.  
P.O. Box 1  
Conwy  
LL30 9GN

**WELSH ASSEMBLY GOVERNMENT**

Government Buildings  
Penrhallt  
Caernarfon, LL55 1EP

**SOLICITORS**

J.W. Hughes & Co. LLP  
Bank House  
Lancaster Square  
Conwy LL32 8AD  
Tel: 01492 596 596  
Ref: RL

**AUCTIONEERS**

J. Bradburne Price & Co  
14/16 Chester Street  
Mold  
Flintshire CH7 1EG  
Tel: 01352 753873 Ref: PDL  
peter@jbradburneprice.com

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## **EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY**

Lot 1 is sold subject to a vehicular right of way in the favour of Lot 2 and also to Bryn Yr Aur Farmhouse and to the vendor's adjoining retained land. Both Lots are sold subject to and with the benefit of all other public and private rights of way, drainage, cables, pylons and other easements and restrictions and obligations, whether or not the same are described in these particulars or Contract of Sale.

## **FISHING RIGHTS**

Lot 2 has the benefit of fishing rights for double bank fishing for the majority and to single bank fishing on the northern bank to the south eastern corner.

## **TOWN & COUNTRY PLANNING**

The property notwithstanding any description contained within these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution of Notice, which may come to be in force and also subject to any statutory provisions or by law, without obligation on the part of the vendor to specify them.

## **PLAN AREA & SCHEDULE**

These are based on the Ordnance Survey and for reference only. They have been checked and computed by the agents and the purchaser shall be deemed to have satisfied themselves as to the description of the land and any error or mistake shall not annul the sale or entitle either party to compensation. The plan is for identification purposes only and is based on the Ordnance Survey.

## **METHOD OF SALE & LOTTING**

The property is to be offered for sale either as a whole or in 2 Lots as described in the sale particulars. The vendors reserve the right to amend, amalgamate or alter the Lots or the order of Lots.

## **VIEWING**

The land can be viewed at any time during daylight hours with a set of these particulars to hand.

## **SALE DATE & VENUE**

The property will be offered for sale on Wednesday 25<sup>th</sup> June at 7.00 p.m. at The White Lion Inn, Llanellian-Yn-Rhos, Colwyn Bay, LL29 8YA

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## **BUYING AT AUCTION**

Buyers are required to make their own investigations to satisfy themselves as to the condition of their purchase. Buyers intending to bid at auction are strongly advised to consult a legal advisor for independent advice on legal documentation to make any pre-contract enquiries prior to bidding. Successful buyers are advised that the contract is binding on the fall of the gavel.

## **DEPOSIT**

A 10% deposit is to be paid on the fall of the hammer to either the attending solicitor or to J. Bradburne Price & Co. Payment to be made either by cheque or bank transfer. No debit or credit cards or cash will be accepted.

## **REGISTRATION & LEGAL PACK**

The legal pack will be available by email only 14 days prior to the auction. The Contract of Sale and sale conditions will not be read out at the auction. Prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents. A copy of the Registration Form will be available to download with the legal pack.

On the evening of the sale please bring the completed Registration Form along with the necessary proof of identity (see below). Once this is received a bidding number will be given to you.

## **PROOF OF IDENTITY**

To comply with Money Laundering Regulations all successful bidders are required to provide photographic identification and proof of address upon signing the Memorandum of Sale.

### **Acceptable Photographic Identification**

Current passport, UK driving licence.

### **Acceptable Proof of Address**

Utility Bill, Building Society or Bank Statement, Credit Card Statement or any other form issued within the last 3 months that provides evidence of residency at the correspondents address.

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## RESERVE PRICE

The property will be sold subject to a reserve which is a minimum acceptable price at auction below which it cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and include the day of the auction.

## DIRECTIONS

From Llanfair Talhaiarn (Llanfair TH) follow the A548 in a westerly direction to Llangernwy. After approximately 3 miles there is a sign to Bryn Yr Aur on the left hand side, take this turning into the farm track where Lot 2 will be found on the right hand side and then proceed over the river bridge past Bryn Yr Aur Farmhouse where the track leading to Lot 1 will be seen ahead.

See Location Plan

Postcode LL22 8PF

WHAT3WORDS untruth.relies.flat

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