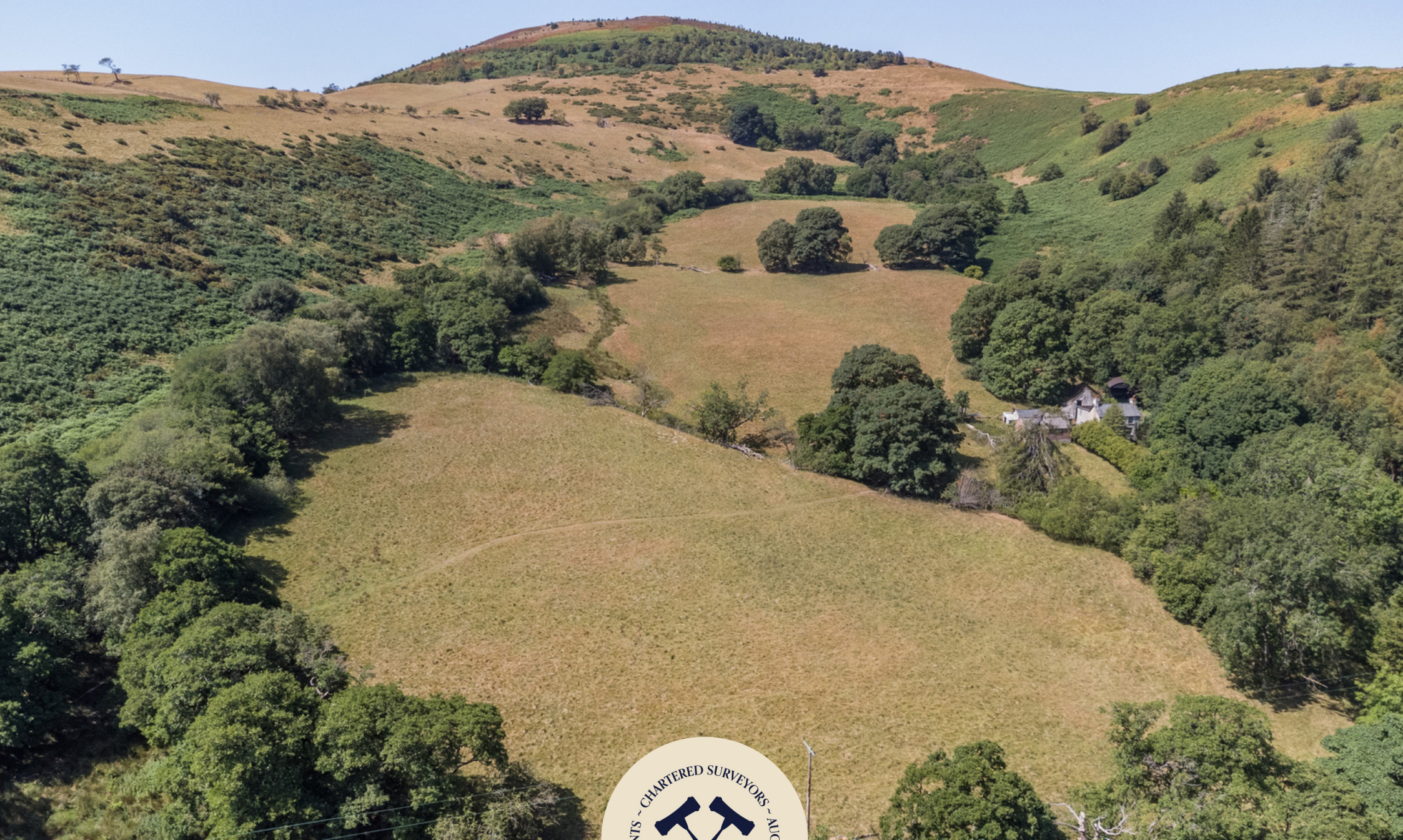




THE CWM, BACK ROAD  
LLANARMON YN IAL, NR MOLD, CH7 4QD

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



THE CWM, BACK ROAD, LLANARMON YN IAL, NR MOLD, CH7 4QD

A VIRTUALLY UNIQUE OPPORTUNITY TO ACQUIRE A RURAL RETREAT SET IN ITS OWN PICTURESQUE VALLEY ON THE FLANKS OF THE CLWYDIAN HILLS IN AN AREA OF OUTSTANDING NATURAL BEAUTY. EXTENDING IN TOTAL TO 59.85 ACRES (24.22 HA).

PRIVATE SECLUDED SETTING

DETACHED FARMHOUSE REQUIRING MODERNISATION IN VIRTUALLY A UNIQUE RURAL SETTING

60 ACRES OF PASTURE ROUGH GRAZING AND AMENITY LAND WITHIN A RING FENCE

A SECLUDED BUT ACCESSIBLE POSITION 1 MILE FROM THE VILLAGE OF LLANARMON YN IAL, 6 MILES FROM RUTHIN AND MOLD

SETTING AND LOCATION CAN ONLY BE APPRECIATED BY VIEWING

FOR SALE BY AUCTION AS A SINGLE LOT  
(SUBJECT TO RESERVE, CONDITIONS & PRIOR SALE)  
ON THURSDAY 3<sup>RD</sup> SEPTEMBER 2026 AT 7.00 P.M.  
AT THE VALE COUNTRY CLUB  
RUTHIN, LL15 1SL

GUIDE PRICE £475,000 – £675,000

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## SALE PARTICULARS OF THE CWM, LLANARMON YN IAL, NR MOLD, CH7 4QD

The sale of The Cwm is a genuinely rare opportunity to acquire a secluded yet accessible country property, located in its own private valley on the eastern flanks of the Clwydian Hills, all of which are set within an Area of Outstanding Natural Beauty. The Cwm comprises a detached principally stone and slate dwelling house requiring a comprehensive scheme of refurbishment, a small range of traditional stone and slate outbuildings and pasture and rough grazing, all of which extends to 60 acres or thereabouts occupying the upper reaches of a small valley (Cwm) which affords an idyllic rural setting and privacy. (Definition of Cwm:- A steep sided, ball shaped hollow or basin found on the side of a mountain)

The popular and much sought after village of Llanarmon Yn Ial is approximately 1 mile in distance which offers a thriving community run public house, as well as a community shop, a church and primary school. The market towns of Ruthin and Mold are both within 6 miles distance and offer a wider range of retail, recreational and educational facilities, while the city of Chester is approximately 18 miles away and with international airports at Liverpool and Manchester accessible within the hour. The sale of The Cwm comes to the market for the first time in over 80 years and is a rare and possibly unique opportunity to acquire such a property with privacy and a setting that can only truly be appreciated upon inspection.

### THE DWELLING

Cwm Farmhouse is centrally situated within the property with views across the Alyn Valley. Mainly constructed of stone beneath a slate roof with a more modern flat roof extension, the 3 bedroomed accommodation requires a comprehensive scheme of modernisation and refurbishment (and an opportunity for extension subject to planning consent). Briefly the accommodation includes:-

Ground Floor – Entrance Porch, 3 Reception Rooms, Kitchen

First Floor – 3 bedrooms, Bathroom

The room dimensions and layout are shown on the enclosed floorplan.

### OUTBUILDINGS

Situated to the rear of the property are 3 small ranges of principally traditional stone and/or brick and slate outbuildings, providing general storage with the larger of the stone barns offering potential for conversion to other uses, potentially to include an annexe or holiday let (subject to planning). The details are shown on the enclosed floor plan.

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## THE LAND

The farm extends in total to almost 60 acres all of which is contained within a single ring fence forming the upper parts of a valley running off the eastern flanks of the Clwydian Hills. The floor of the valley comprises a number of pasture enclosures which rises gently in a westerly direction, whilst the sides and rear of this “U” shaped valley rise steeply and comprise areas of rough grazing etc. The land includes a number of mature trees and marsh areas all of which provide further amenity benefits to the property.

## GENERAL REMARKS & STIPULATIONS

## TENURE

Cwm Farm is sold freehold with vacant possession upon completion.

## LOCAL AUTHORITIES

|                                                                                                                                       |                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Denbighshire C.C.<br>P.O. Box 62<br>Ruthin LL15 9AZ<br>01824 706000                                                                   | Scottish Power<br>Packsaddle<br>Pentre Bychan<br>Wrexham LL14 4DU                                                |
| Welsh Assembly Government<br>Government Buildings<br>Penrhallt<br>Caernarfon<br>LL55 1EP                                              | <b><u>Solicitors</u></b><br><br>Gamlins Law<br>141 Bath Street<br>Rhyl, LL18 3EB<br>Tel: 01745 343500<br>Ref: BW |
| <b><u>Auctioneers</u></b><br><br>J. Bradburne Price & Co.<br>14/16 Chester Street<br>Mold<br>Flintshire, CH7 1EG<br>Tel: 01352 573873 |                                                                                                                  |

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## **VIEWING**

Viewing is strictly by appointment with the auctioneers.

## **SERVICES**

Private water sourced within the property (no guarantee can be given as to the quality or reliability of the water supply) mains electricity, septic tank drainage.

## **ACCESS**

Access is obtained via a right of way over a narrow private access track which serves one other property. Due to the narrow nature and condition of the lane extreme care should be taken in approaching the property.

## **BOUNDARY LIABILITIES**

The boundary liabilities are shown, as far as they are known, by an inward facing T mark on the sale plan.

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

The property is sold subject to a local public footpath and subject to and with the benefit of all other public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or other obligations whether or not the same are described in these particulars or Contract of Sale.

## **METHOD OF LOTTING & SALE**

The property will be offered for sale by auction as a single Lot as described in the Sale Particulars. The vendor reserves the right to amend, amalgamate or alter the Lotting.

## **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.

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## **SALE DATE & VENUE**

The property will be offered for sale on Thursday 3<sup>rd</sup> September 2026 at 7.00 p.m. at The Vale Country Club, Ruthin, LL15 1SL.

## **SALE CONDITIONS & CONTRACT**

The sale conditions, contract and supporting legal documentation will be available 14 days prior to the auction. Copies of the legal pack will be available by email only either from the auctioneers or solicitors. They 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.

## **MONEY LAUNDERING REGULATIONS**

In accordance with the above regulations it is necessary for all prospective purchasers to register their interest with the auctioneers prior to the auction and to provide one document from each of the following lists:-

### **PERSONAL IDENTIFICATION**

1. Current signed passport.
2. Current full Driving Licence
3. Inland Revenue Tax Notification
4. Firearms Certificate.

### **EVIDENCE OF ADDRESS**

1. Current driving licence
2. Public utility bill issued within the last 3 months.
3. Local authority bill
4. Bank, Building Society or other such organisations statement.

For the avoidance of doubt a Driving Licence may be used to evidence identity or address but not both. If a prospective purchaser is bidding as an agent on behalf of the buyer, proof of identity will be required from both the bidder and the buyer, together with a valid letter of authority from the purchaser authorising the agent to bid on their behalf. If a bidder is acting on behalf of a limited company, similar documents will be required, together with written authority from the company itself. No cash deposits will be accepted.

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## GUIDE PRICE

An indication of the sellers current minimum acceptable price at auction. The guide price or range of guide prices is given to assist prospective purchasers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneers at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction, in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall. A guide price is different to a reserve price (see separatedefinition) Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

The sellers minimum acceptable price at auction and the figure below which the auctioneer 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

See Location Plan.

WHAT3WORDSbirthing.ants.constrain

Postcode CH7 4QD

Approaching from either Ruthin or Mold on the A494 take the turnings onto the B5130 signposted Llanarmon Yn Ial. After approximately half a mile the roads converge adjacent to Meadow Lodge Retirement Home. Continue for approximately 400 yards, take a right hand turn onto a minor council road and after approximately 100m turn right onto the access lane.

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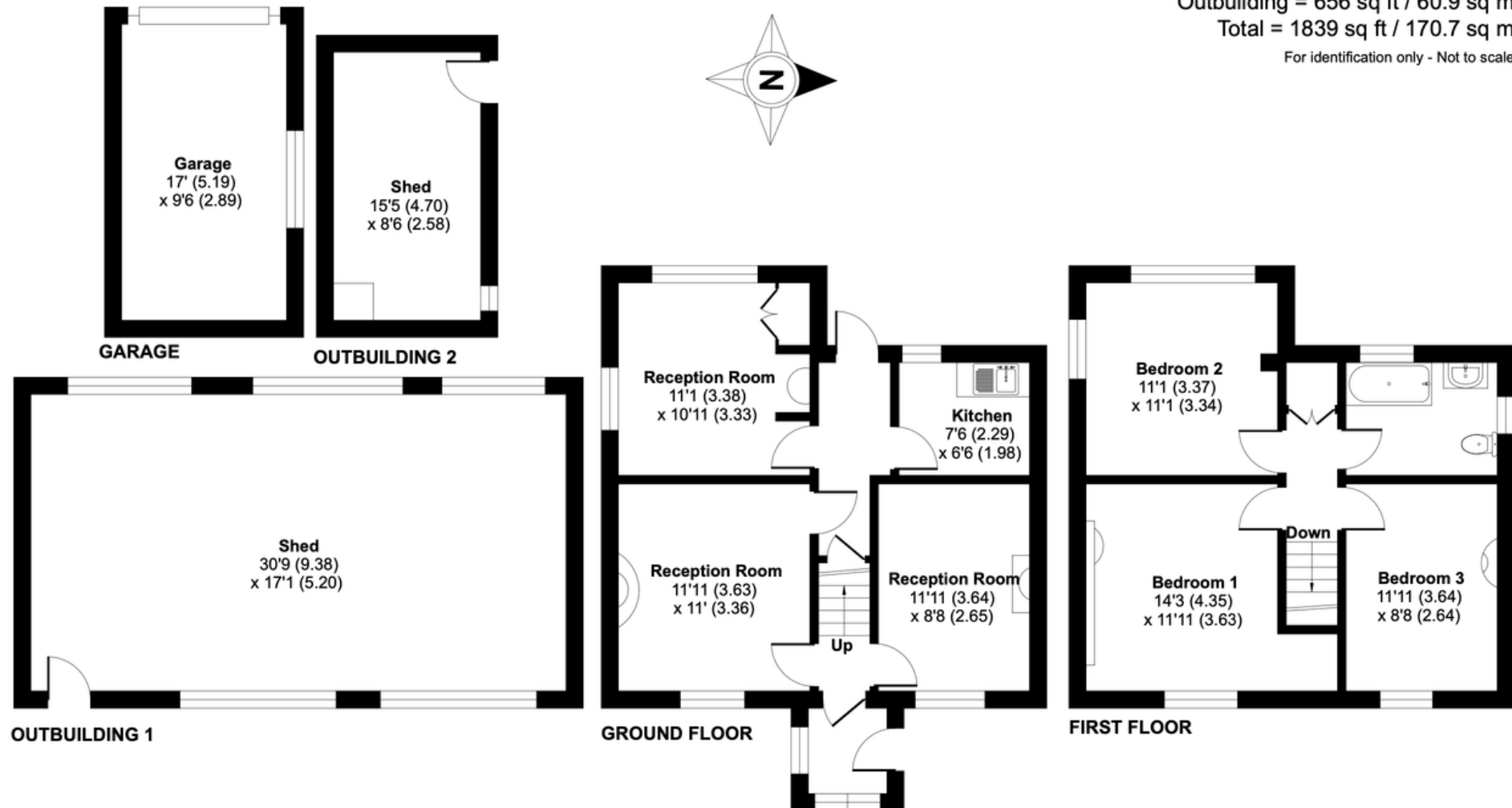
Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 161 sq ft / 14.9 sq m

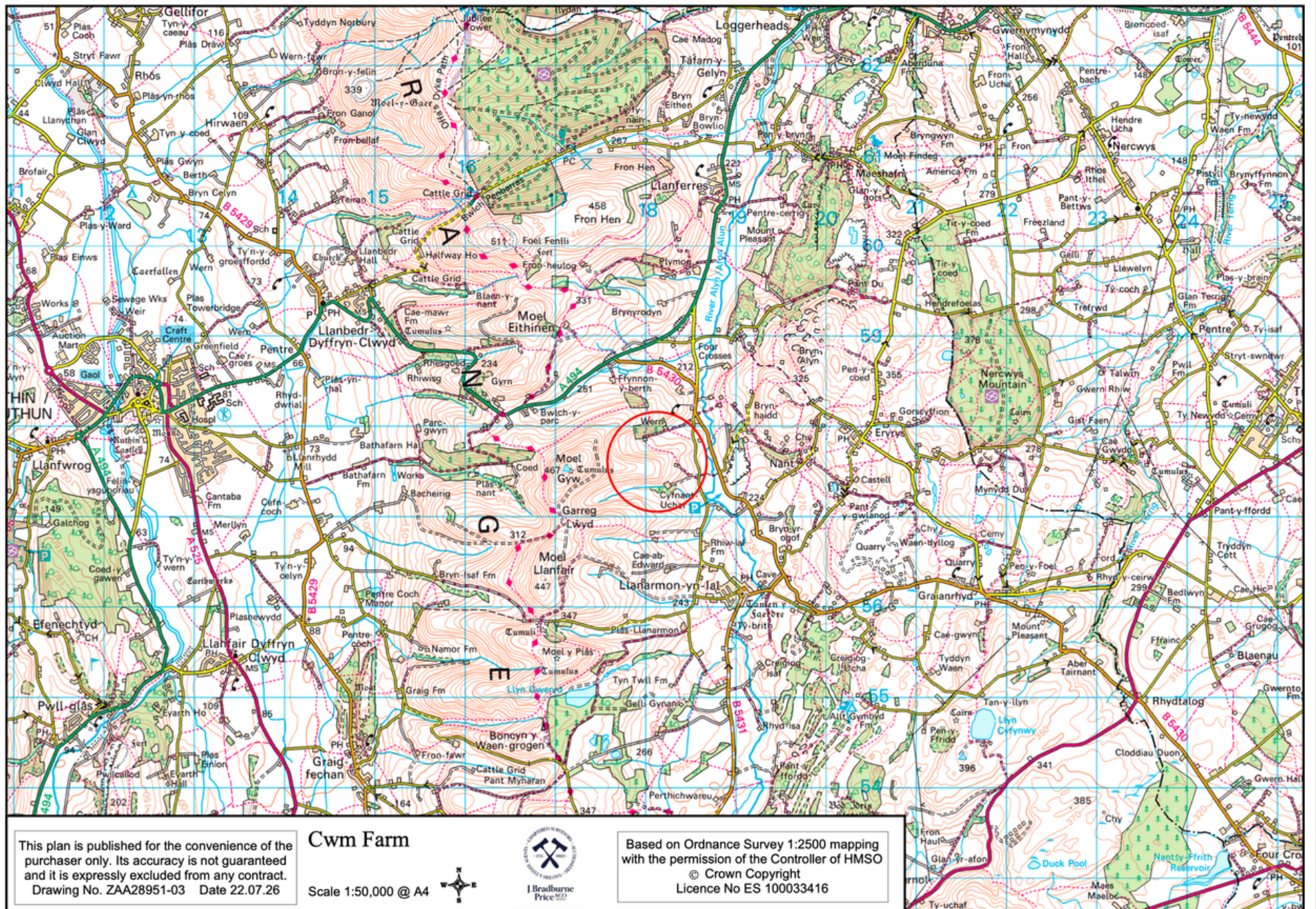
Outbuilding = 656 sq ft / 60.9 sq m

Total = 1839 sq ft / 170.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for J Bradburne Price & Co. REF: 1494340



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Drawing No. ZAA28951-03 Date 22.07.26

### Cwm Farm

Scale 1:50,000 @ A4



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