



Lot 1 - Carreg-y-Ffordd Farm, Tal-y-Bont, Conwy, LL32 8SH – For Sale by Formal Tender

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INTRODUCTION

We have been favoured with instructions by Mr John Ynyr Hughes and Mr Ifan Glyn Hughes to offer Carreg-y-Ffordd Farm for sale by formal tender in one lot.

The sale of Carreg-y-Ffordd Farm offers potential purchasers a wonderful opportunity to acquire a conveniently sized holding that offers a spacious farmhouse with garden.

grounds, a useful range of traditional and modern farm buildings and 62.38 acres or thereabouts of mixed quality land.

The holding enjoys stunning views of Afon Conwy River and is within close proximity of the popular towns of Conwy (approximately 7 miles), Llanrwst (approximately 6½ miles) and the city of Bangor (approximately 23½ miles).

DIRECTIONS

After going through the Castle arch in Conwy travel for 5.9 miles in the direction of Tal-y-Bont. After passing the pub known as Y Bedol and the bus shelter immediately after it, take the next right hand turning. Travel uphill for 0.9 of a mile and the access to the holding will be identified on your left hand side.

PARTICULARS OF SALE

The Farmhouse

Sitting in an elevated position and providing breathtaking views, Carreg-y-Ffordd Farm offers potential purchasers a spacious farmhouse constructed of solid stone walls under a pitched slate roof. The accommodation provides:

uPVC door leading into Porch

Porch - 1.28 m x 1.06 m (4'1" x 3'4")

Wooden framed window.

Dining Room – 3.87 m x 2.77 m (12'6" x 9')

Tiled flooring. Rayburn. Telephone point. Electricity meter affixed to the wall. uPVC window.

Kitchen – 4.26 m x 1.97 m (13'9" x 6'4")

Range of base and wall units with an incorporated stainless steel sink drainer unit. Tiled flooring and partly tiled walls. Wooden framed window.

Under Staircase Storage – no measurements taken

Lounge – 4.90 m x 3.03 m (16'7" x 9'9")

Fireplace with tiled surround. Carpeted flooring. uPVC window.

Utility – 2.91 m x 1.49 m (9'5" x 4'8")

With shelving. uPVC window.

Sitting Room – 3.39 m x 2.90 m (11'1" x 9'5")

Fireplace with tiled surround. Carpeted flooring. uPVC window. Electric storage heater.

Staircase leading to the first floor level

Landing – no measurements taken

With an electric storage heater and smoke detector.

Bedroom 1 - 4.90 m x 2.94 m (16' x 9'6")

Carpeted flooring. Former fireplace. uPVC window.

Bedroom 2 – 4.90 m x 2.52 m (16' x 8'2")

uPVC window.

Bathroom – no measurements taken

Comprising of a WC, wash hand basin and a bath with a Triton electric shower over. Partly tiled walls. uPVC window. Carpeted flooring.

Bedroom 3 – 1.84 m x 0.82 m (6' x 2'6") plus 2.74 m x 2.34 m (8'9" x 7'6") plus 1.76 m x 1.05 m (5'7" x 3'4").

uPVC window. Carpeted flooring. Airing cupboard with immersion heater.

Bedroom 4 – 4.20 m x 2.02 m (13'7" x 6'6")

Wooden framed window.

Outside

The farmhouse benefits from spacious parking area and a small garden, which have been well maintained in recent years.

The Farm Buildings

The farm buildings are conveniently situated to the farmhouse, however do not impinge upon its privacy. The main farm buildings are as follows:

Traditional Partitioned Cattle Shed – 27.90 m x 5.85 m (91'5" x 19'2")

Mainly constructed of stone walls under a pitched sheeted roof. Has been used mainly as cattle housing in recent years with cubicles in a proportion.

Traditional Shed adjoining the above – 9.90 m x 5.50 m (32'5" x 18')

Constructed of stone walls under a pitched slate roof. Has been used for storage purposes in recent years.

Lean-to off the above – 9.90 m x 5.50 m (32'5" x 18')

Constructed of brick walls under a sheeted roof. Has also been used for storage purposes in recent years.

Livestock Shed – 18.30 m x 9.15 m (60' x 30')

Four bay shed constructed of part concrete, part sheeted and part Yorkshire boarding sides under a sheeted roof. Concreted flooring with a facility to tie up 14 cows.

Lean-to off the above – 9.15 m x 8.70 m (30' x 28'5")

Two bay shed with sheeted sides and roof. Has been used for housing and handling sheep in recent years.

Dutch Barn – 14.00 m x 5.55 m (45'9" x 18'2")

Four bay shed with sheeted sides and a curved sheeted roof. Has been used for implement storage in recent years.

Lean-to off the above – 9.30 m x 6.00 m (30'5" x 19'7")

Has been used for implement storage in recent years.

Traditional Cubicle Shed – 9.10 m x 5.30 m (29'8" x 17'4")

Constructed of stone walls under a pitched slate roof. Has been used for housing cattle in recent years.

Traditional Cattle Shed – 6.90 m x 4.60 m (22'6" x 15'1")

Constructed of stone walls under a pitched slate roof. Has been used for calving cows in recent years.

The Land

The land extends to 62.38 acres or thereabouts with 52.35 acres or thereabouts surrounding the farmstead and 10.03 acres or thereabouts on the other side of the road. The holding consists of a number of small fields which are of mixed quality.

GENERAL STIPULATIONS

Tenure

The property is sold freehold with vacant possession on completion.

Basic Payment Scheme (BPS)

The purchasers will be able to claim Basic Payment Scheme Entitlements on the land from the 2017 scheme year onwards. The vendors' Basic Payment Scheme Entitlements may be purchased through us following completion.

Environmental Schemes

Although the holding is not currently entered in any environmental schemes, potential purchasers may wish to consider its suitability for entering into environmental schemes such as Glastir.

Services to the Farmhouse

The farmhouse is served by water, mains electricity and septic tank drainage.

Please note that we have not tested any apparatus, equipment, fittings etc. or services to this holding, thus are not able to confirm that they are in working order or fit for the purpose. Potential purchasers are recommended to obtain confirmation from their Surveyor or Solicitor.

Local Authorities

Conwy County Borough Council, Bodlondeb, Conwy, LL32 8DU. Tel: (01492) 574000.
Welsh Water, Dinas, Llanwnda, Caernarfon, Gwynedd, LL54 5UD. Tel: (01792) 841032.

Energy Performance Certificate (EPC)

A full Energy Performance Certificate (EPC) is available by request or by following this link: www.epcregister.com/direct/report/8204-9944-6429-3227-1563

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The holding is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the Introduction, Particulars of Sale or General Stipulations, and to the provision of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or Jones Peckover to specify them.

Plan, Particulars of Sale, Areas and Descriptions

The sale plan is based on an Ordnance Survey Plan.

Energy Performance Certificate 

Carreg y Ffordd, Tal-y-Bont, CONWY, LL32 8SH

Dwelling type: Detached house Reference number: 8204-9944-6429-3227-1563
Date of assessment: 24 May 2016 Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 May 2016 Total floor area: 101 m²

Use this document to:

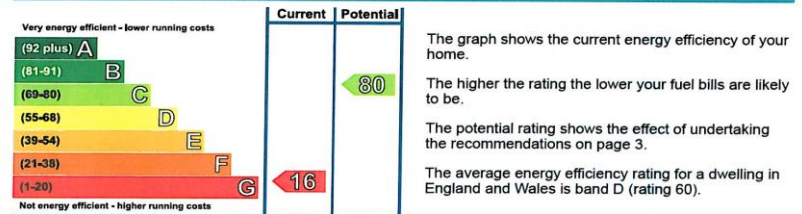
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,803
Over 3 years you could save	£ 3,747

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 210 over 3 years	 You could save £ 3,747 over 3 years
Heating	£ 7,056 over 3 years	£ 3,660 over 3 years	
Hot Water	£ 411 over 3 years	£ 186 over 3 years	
Totals	£ 7,803	£ 4,056	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,102	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 171	
3 Draught proofing	£80 - £120	£ 60	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

The plan, Particulars of Sale, areas and descriptions are believed to be correct, but any errors, omissions or mis-statements shall not annul the sale nor entitle any party to compensation nor in any circumstance whatsoever give ground for any action of law. In particular, no objection shall be raised by a purchaser to any variation in areas given on the deeds to those stated. The measurements or distances given in these Particulars of Sale are all approximate for guidance only, and should not be relied upon where accuracy is required.

Vendors' Solicitors

Allington Hughes Solicitors, c/o Mr M Evans, Bank Buildings, Llanrwst, Conwy, LL26 0LS.
Tel: (01492) 641222.

Method of Sale

The holding is being offered for sale by formal tender. Tenders must be received by no later than 12 noon on Friday 15th July 2016 (*subject to conditions and unless an acceptable offer is received in the meantime*).

Tenders must be made on the official Tender Form and include the full name(s) and address of the intending buyer(s), the name and address of the buyer(s)'s Solicitors and if necessary an authority to make the offer if made on behalf of a firm or company. The Tender Form is provided with these particulars of sale. Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender for Carreg-y-Ffordd Farm'.

Tenders must be made by way of a set price and not by reference to the amount of any other tender. The vendors are not bound to accept the highest or any tender. Every tender must be accompanied by payment of the appropriate deposit (made payable to Allington Hughes Solicitors), being 10% of the amount tendered. Deposit payments will not be encashed until after the date of close of tenders. Only the successful buyer(s)'s deposit will then be encashed, any deposits from unsuccessful tenderers being returned by post. Acceptance of the tender by the vendors in this manner will constitute the exchange of contracts for the sale so intending purchasers are advised to make themselves familiar with the Contract terms and any acceptance of any tender by the vendors will be on the basis that these documents have been inspected and agreed.

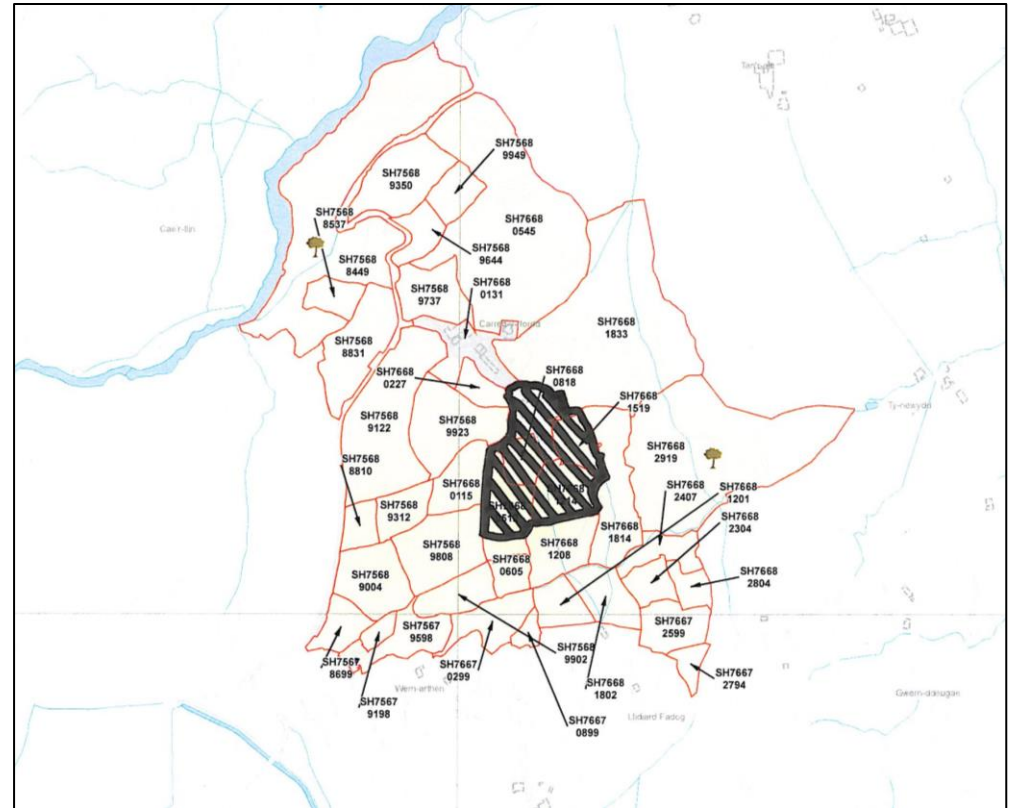
Copies of the Contract and title documents will be available for inspection on or after 4th July 2016 at our office at Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW, Tel: (01248) 362524 and Allington Hughes Solicitors' office at Bank Buildings, Llanrwst, Conwy, LL26 0LS, Tel: (01492) 641222, during normal office hours.

Viewing Days

The holding will be available for inspection on the following days:

- Saturday 18th June 2016 (10am-12 noon)
- Wednesday 22nd June 2016 (3pm-5pm)
- Saturday 25th June 2016 (10am-12 noon)
- Wednesday 29th June 2016 (3pm-5pm)
- Sunday 3rd July 2016 (5pm-7pm)
- Wednesday 6th July 2016 (3pm-5pm)
- Saturday 9th July 2016 (10am-12 noon)

However please note that prospective purchasers will have to inform our Menai Bridge office in advance as to which viewing day they will be attending.



Please note that the area hatched black does not form part of the holding.

MISREPRESENTATION ACT

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.