



**Lot 1 – Hafodty, Llechwedd, Conwy, LL32 8EQ – For Sale by Formal Tender**

[www.jonespeckover.co.uk](http://www.jonespeckover.co.uk)

## INTRODUCTION

We have been favoured with instructions by Mrs Blodwen Jones, acting as Administrator to the Estate of Mr David Thomas Jones deceased, to offer Hafodty for sale by formal tender in one lot.

The sale of Hafodty offers potential purchasers a wonderful opportunity to acquire a conveniently sized holding that offers a stylish and spacious farmhouse with garden

grounds, a useful range of farm buildings, 122.41 acres or thereabouts of land and common land grazing rights.

The holding enjoys stunning views of Afon Conwy River and Conwy Castle, in particular, and is within close proximity of the popular towns of Conwy (approximately 2½ miles), Llanrwst (approximately 11 miles) and the city of Bangor (approximately 17 miles).

## DIRECTIONS

After going through the Castle arch in Conwy travel in the direction of Tal-y-Bont for ½ a mile before taking the right hand turning for Sychnant near the Premier shop. Travel for just short of 0.1 of a mile before taking the left hand turning signposted Hendre, Llechwedd and Hen Eglwys. Then travel for precisely 2 miles and the white gate access to the holding will be identified on your right hand side.

## PARTICULARS OF SALE

### The Farmhouse

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

### Ground Floor Level

#### **Storage/Utility Room – 4.34m (14'2") x 4.29m (14')**

Wooden exposed beams. Tiled flooring to most of the floor area. Wash hand basin. Oil boiler.

#### **Loft above Storage/Utility Room – 4.60m (15'1") x 4.44m (14'4")**

#### **Kitchen – 3.44m (11'3") x 3.33m (10'11")**

Range of base and wall units with an incorporated stainless steel sink drainer unit. Partly tiled walls. One radiator. Electric cooker socket and dishwasher connection. Telephone point. Access to under staircase storage.

#### **Lounge – 4.70m (15'5") x 4.14m (13'6")**

Fireplace with slate surround. Carpeted floor covering. Two radiators.

#### **Dining Room/Parlour – 3.33m (10'11") x 3.23m (10'7")**

Carpeted floor covering. One radiator. Telephone point.

#### **Hallway – 4.71m (15'5") x 1.17m (3'10")**

Carpeted floor covering. One radiator. Electricity meter affixed to the wall.

#### **Staircase – no measurements taken**

Carpeted floor covering leading to the first floor level.

### First Floor Level

#### **Landing – no measurements taken**

Carpeted floor covering. One radiator.

#### **Bathroom – 3.30m (10'9") x 1.60m (5'2")**

Comprising of a wc, wash hand basin and a bath with an overhead shower. Partly tiled walls. One radiator.

#### **Bedroom 1 – 3.76m (12'4") x 3.40m (11'1")**

Former fireplace. Carpeted floor covering. One radiator. Telephone point.

**Bedroom 2 – 3.13m (10'3") x 2.26m (7'4")**

Carpeted floor covering. One radiator.

**Bedroom 3 – 4.44m (14'6") x 3.56m (11'8")**

Former fireplace. Carpeted floor covering. One radiator. Access to the roof space.

**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 Storage Shed - 10.30m (33'9") x 3.95m (12'11")**

Constructed of stone walls under a pitched slate roof. Currently used for storage purposes.

**Traditional L-Shaped Shed - 16.90m (55'5") x 5.40m (17'8") plus 7.80m (25'7") x 6.60m (21'7")**

Constructed of stone walls under a pitched slate roof. Currently used for storage purposes however has been used for housing cattle in the past.

**Lean-To 1 off Traditional L-Shaped Shed – 9.15m (30') x 2.25m (7'3")**

Constructed of stone walls under a slate roof.

**Lean-To 2 off Traditional L-Shaped Shed – 3.20m (10'4") x 2.80m (9'1")**

Constructed of stone walls under a sheeted roof.

**Dutch Barn – no measurements taken**

Comprising of four bays and constructed of steel frame with sheeted sides and roof.

**Modern Storage Shed – 13.50m (44'2") x 5.00m (16'4")**

Constructed of timber frame with sheeted sides and roof.

**Lambing Shed - 9.20m (30'1") x 3.90m (12'7")**

Part brick and part stone walls under a sheeted roof.

**The Land**

The land extends to 122.41 acres or thereabouts and lies in one convenient block. It consists of a number of useful fields which are well enclosed with some parcels suitable for cropping purposes. The holding has been stocked with cattle and sheep in the past however only sheep have been grazing the holding in recent years.

**GENERAL STIPULATIONS****Tenure**

The property is sold freehold with vacant possession upon completion.

**Common Land Grazing Rights**

The holding benefits from common land grazing rights. According to the Single Application Form (SAF) 2016 the holding has owned rights on CL numbers/entry numbers 11/13, 26/25, 27/79, 49/72 and 7/74 as well as borrowed rights on CL numbers/entry numbers 11/11, 26/2, 27/7, 49/27, 49/31 and 49/9.

There are fell sheep with the holding and these will have to be purchased in addition to the holding by the successful party. Their purchase price will be determined by one of our livestock auctioneers.

**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 and Farm Buildings**

The farmhouse is served by water, mains electricity, oil central heating and septic tank drainage. Some of the farm buildings, on the other hand, are served by water and mains electricity.

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/8508-7434-6529-2297-8663](http://www.epcregister.com/direct/report/8508-7434-6529-2297-8663)

**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 us to specify them.

**Plan, Particulars of Sale, Areas and Descriptions**

The sale plan is based on an Ordnance Survey Plan.

The plan, Particulars of Sale, areas and descriptions are believed to be correct, but any

**Energy Performance Certificate**

**Hafoty, Llechwedd, CONWY, LL32 8EQ**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8508-7434-6529-2297-8663
<b>Date of assessment:</b> 17 June 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 17 June 2016	<b>Total floor area:</b> 130 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 8,424</b>
<b>Over 3 years you could save</b>	<b>£ 4,584</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 222 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 4,584 over 3 years                 </div>
Heating	£ 7,353 over 3 years	£ 3,090 over 3 years	
Hot Water	£ 654 over 3 years	£ 528 over 3 years	
<b>Totals</b>	<b>£ 8,424</b>	<b>£ 3,840</b>	

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**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	77	12

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**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 Increase loft insulation to 270 mm	£100 - £350	£ 849	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,283	✔
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 183	✔

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](http://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 upfront cost.

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**

Gamlins Solicitors, c/o Mr Vernon Oliver, 3 Chestnut Court, Parc Menai, Bangor, Gwynedd, LL57 4FH. Tel: (01248) 672414.

### **Method of Sale**

The holding is being offered for sale by formal tender. Tenders must be received by no later than 12 noon on Wednesday 3<sup>rd</sup> August 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 Hafodty'.

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 Gamlins 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 25<sup>th</sup>

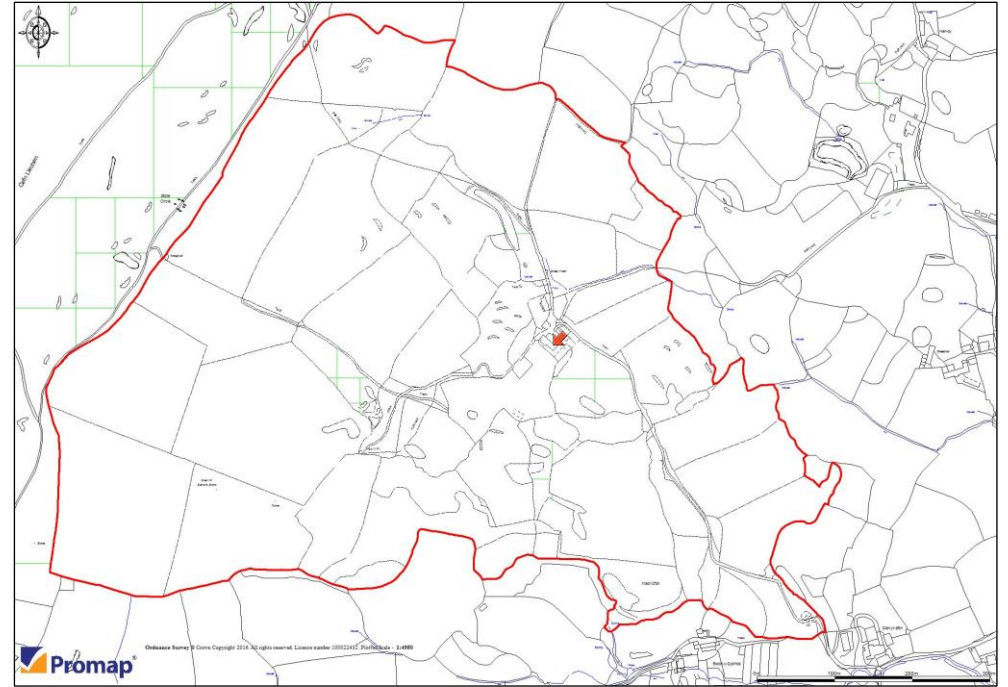
July 2016 at our office at Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW, Tel: (01248) 362524 and Gamlins' Solicitors office at 3 Chestnut Court, Parc Menai, Bangor, Gwynedd, LL57 4FH Tel: (01248) 672414 during normal office hours.

### **Viewing Days**

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

- Wednesday 29<sup>th</sup> June 2016 (5.15pm-7.15pm)
- Monday 4<sup>th</sup> July 2016 (9.30am-11.30am)
- Saturday 9<sup>th</sup> July 2016 (12 noon-2pm)
- Wednesday 13<sup>th</sup> July 2016 (3pm-5pm)
- Monday 18<sup>th</sup> July 2016 (9.30am-11.30am)
- Saturday 23<sup>rd</sup> July 2016 (9am-11am)
- Wednesday 27<sup>th</sup> July 2016 (3pm-5pm)

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.



### **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.