

**TWO PARCELS OF AGRICULTURAL LAND
AT
HAFODTY PENCRAIG
NANT BWLCH YR HAEARN
NR LLANRWST
CONWY
LL27 0JB**



**82.40 Acres (33.35 Ha) or thereabouts
of Agricultural Land**

(IN 2 LOTS)

LOT 1 - 52.40 acres (21.21 ha) or thereabouts

LOT 2 - 30.00 acres (12.14ha) or thereabouts

**FOR SALE BY FORMAL TENDER
Tenders close at
12 noon on Wednesday 30th July 2025**

**The sale is being conducted via our Colwyn Bay Office
(Tel: 01492 510360)**

Plas Eirias Business Centre / Abergele Road / Colwyn Bay / Conwy / LL29 8BF
Tel 01492 510360 **Fax** 01492 512151 **Email** colwynbay@dmpropertyconsultants.com

GENERAL REMARKS

INTRODUCTION

An opportunity arises to purchase one or both lots of agricultural land, near Nant Bwlch yr Haearn, Llanrwst, extending, in all, to 82.40 acres (33.35 hectares) or thereabouts.

SITUATION

The 2 adjoining land parcels are situated as shown for identification purposes only on the Location & Site Plans accompanying this brochure, being approximately 2.5 & 3 miles respectively from Llanrwst and Betws y Coed, in the County of Conwy.

Please refer to the accompanying Site & Location Plans for further clarification. Also, the entrance point to both Lots is found at what3words reference:- **///delighted.upwardly.enlighten**

TENURE

The property (Lots1 & 2) is Freehold and offered with Vacant Possession upon completion. The Completion Date is set for **3rd October 2025** (or earlier by arrangement).

MODE OF SALE

These land parcels are offered for sale by Formal Tender.

TENDERS

All Tenders are to be submitted on the form attached to the sale brochure** and sent to **DMPC, Plas Eirias Business Centre, Abergele Road, Colwyn Bay LL29 8BF** in a sealed envelope marked **“HAFODY PENCRAIG LAND”**. All Tenders must be received by **12 NOON** on **Wednesday 30th July 2025** and **accompanied by payment of the appropriate deposit** (made payable to ‘**Howell Jones and Co.Ltd**’), being 10% of the amount tendered. Only the successful buyer(s)’ deposit will be encashed with any deposit for unsuccessful tenders being returned by post. Acceptance of the Tender by the Vendors in this manner will constitute exchange of contracts for sale, so intending purchasers are advised to make themselves familiar with the contract terms (and any acceptance of a Tender, by the Vendors will be on the basis that these documents have been inspected and agreed). Also please insert detail of the **name and address of the Tenderer on the back of the sealed envelope**.

The Vendors will not be bound to accept the highest or any Tenders. All Tenders will be notified no later than **Friday 8th August 2025**. To endeavour to avoid duplication of offers, it is suggested that the Tenders submitted should be for an uneven monetary amount.

CONTRACT/CONDITIONS OF SALE

A copy of the Contract/Condition of Sale, together with the Tender document is attached to this brochure.

A Legal Tender Pack will be available for inspection via Howell Jones & Co’s office in Llanrwst.

**** IF REQUIRING THE TENDER DOCUMENTATION PLEASE CONTACT DMPC’S COLWYN BAY OFFICE.**

MONEY LAUNDERING & TERRORIST FINANCING & TRANSFER FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order to conform with the Money Laundering & Terrorist Financing & Transfer of Funds (information on the Payer) Regulations 2017 (as amended), ALL proposed Tenderers must complete a **DMPC Identify Verification questionnaire** (available from our Colwyn Bay office- Tel 01492 510360) **IN ADVANCE OF TENDERS BEING SUBMITTED** (and also provide proof of identification and address as well as confirmation of the funding source for the potential purchase) . If this detail is not satisfactorily received prior to the tender date, then DMPC will be required to regard the Tender as void.

TOWN AND COUNTRY PLANNING

The property (being Lots 1 & 2), notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Selling Agents to specify them.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY ETC

This property (being Lots 1 & 2) is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

NB In addition:-

- i) **rights are to be reserved for the benefit of Pencraig Ucha:-**
 - a) **for the continued use of the existing water pipe traversing Lots 1 & 2; and**
 - b) **for rights of access and entry over the track and Lots 1 and 2 for the purposes of inspection repair maintenance replacement alteration and renewal of the water pipeline with and without workmen and machinery at all times.**
- ii) **Lot 2 will benefit from a right of way for all purposes over part of Lot 1 along the route shown, for identification purposes only, coloured yellow on the accompanying Site Plan (leading onto a further right of way via third party land as indicated, for identification purposes only, in brown thereon).**

VIEWING ARRANGEMENTS

Prospective Purchasers may view the property (Lots 1 & 2) at any reasonable time (on foot only) upon production of these particulars, as a permit.

SPORTING RIGHTS

In so far as the Sporting Rights are owned by the Vendors, they are included in the sale of Lots 1 & 2.

TENANT RIGHT

There will be no claim for Tenant Right and no counter claim for dilapidations will be considered.

SERVICES

The agents, Davis Meade Property Consultants, have **not** tested any services, appliances, apparatus or equipment appropriate to the subject Lots. **NB INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY) PRIOR TO A COMMITMENT TO PURCHASE.**

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition, by the Purchaser.

BASIC PAYMENT ENTITLEMENTS

For the avoidance of any doubt no Basic Payment Entitlements will be included in the sale of either Lot 1 or Lot 2.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of the Agents Davis Meade Property Consultants (DMPC) has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract. Certain boundary lines on site may not accord with those identified on the plans accompanying this Brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

IMPORTANT

1. These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.
2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries.
5. Where any reference is made to Planning Permission or potential uses, such information is given by Davis Meade Property Consultants in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans (or the interpretation of any of them) the questions shall be referred to the arbitration of the Selling Agents, Davis Meade Property Consultants, whose decision acting as Vendor's Agents shall be final.

VENDORS SOLICITORS

Messrs Howell Jones & Co, 36 Station Road, Llanrwst, Conwy LL26 0DA (FAO: Mr Dylan Roberts) - Tel: 01492-640277.

PROPERTY LOTS

Lot 1 – Ffridd Hafodty Pencraig

(shown for identification purposes only edged 'red' on the attached Site Plan).

A block of Ffridd agricultural land extending to 52.40 (21.21 hectares) or thereabouts, having chiefly fence and wall boundaries, access onto road frontage 'verge' together with natural water course and pond feature. The parcel is subject to a Site of Special Scientific Interest designation and contains former mine shafts.



Lot 2 – Caeau Hafodty Pencraig

(shown for identification purposes only edged 'blue' on the attached Site Plan).

This compact block of productive land in 30.00 acres (12.14 hectares) approximately comprises chiefly fence (and part wall) perimeters together with natural water course.

NB Lot2 will benefit from a right of way for all purposes over part of Lot 1 along the route shown, for identification purposes only, coloured yellow on the accompanying Site Plan (leading to a further right of way over third party land as indicated, for identification purposes only, in brown, between A-B, thereon).

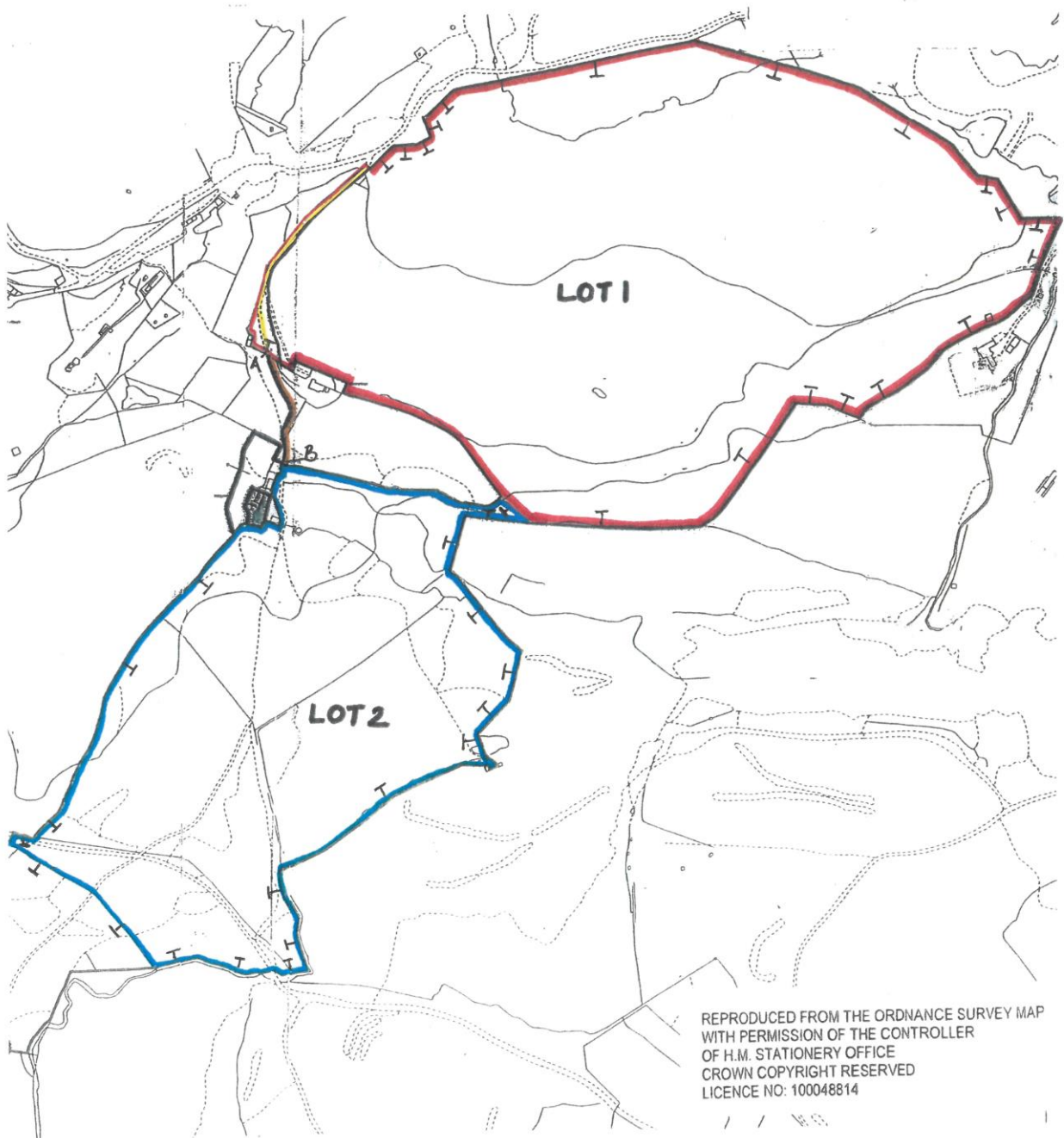


MISDESCRIPTION ACT 1967

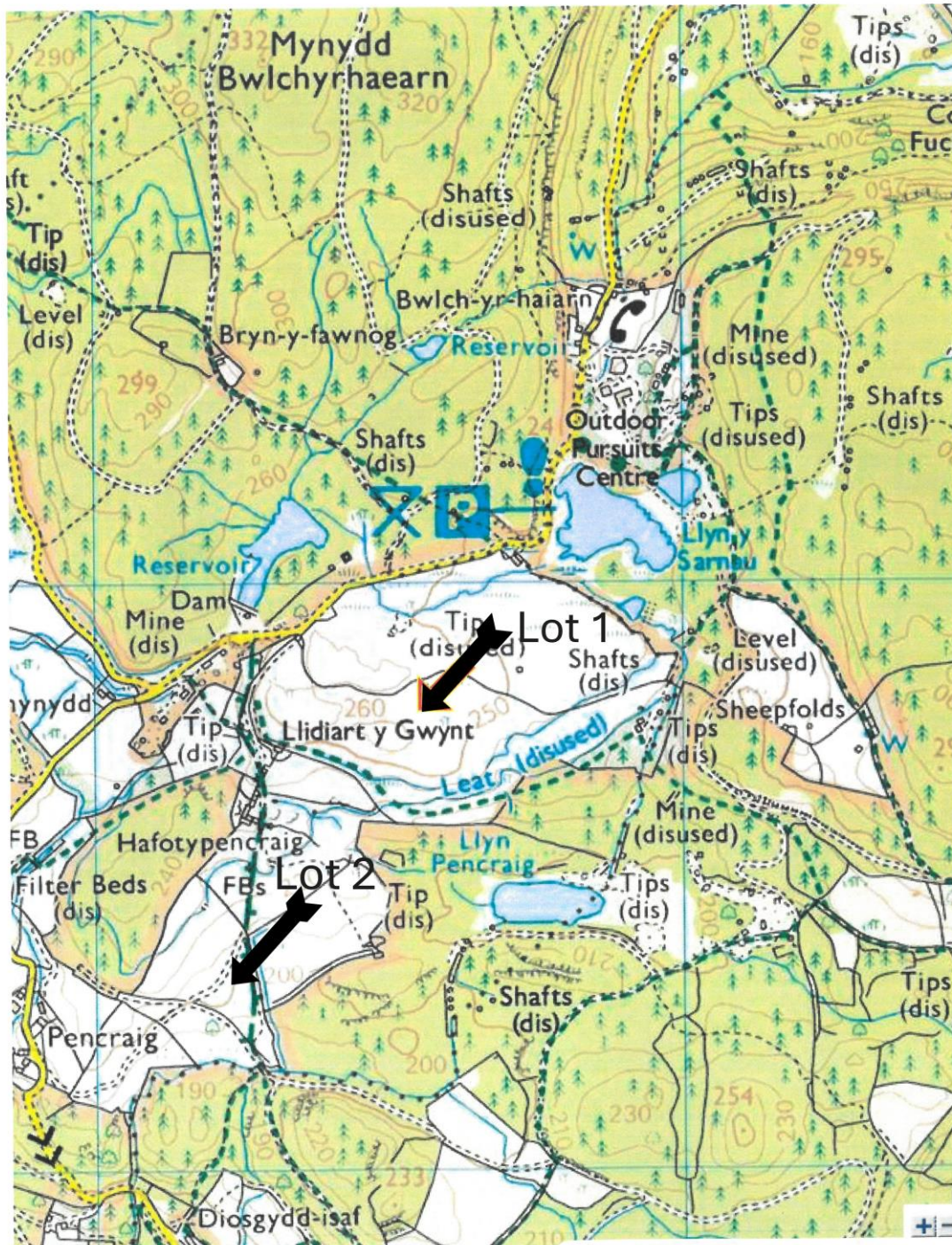
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract-intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis Meade Property Consultants has the authority to make or give any representations or warranty in relation to the property.

SITE PLAN

FOR IDENTIFICATION PURPOSES
ONLY



LOCATION PLAN



REPRODUCED FROM THE ORDNANCE SURVEY MAP
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OF H.M. STATIONERY OFFICE
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