



Tan yr Allt Farm, Ffordd Las,
Cymau, Wrexham, LL11 5EY

**Bowen Son
and Watson**

with **Kent Jones**



Tan yr Allt Farm, Ffordd Las, Cymau, Wrexham, LL11 5EY

FOR SALE BY ONLINE AUCTION 1st JULY 2021.

Tan yr Allt comprises a traditional smallholding available in two separate lots, extending in all to 5.29 acres and occupying a pleasantly elevated position on the edge of the village enjoying far-reaching views. The sale of Tan yr Allt provides an increasingly rare opportunity to acquire a smallholding with great potential for improvement on the edge of a popular and well regarded rural village.

LOT 1

Comprises a detached red-brick former farmhouse which is in need of modernisation together with a range of brick and stone built outbuildings and adjoining grass field extending in all to about 2 acres.

Auction Guide £215,000

LOT 2

Comprises the adjoining field which extends to about 3.29 acres and includes a range of dilapidated brick outbuildings and timber and corrugated outbuildings.

Auction Guide: £40,000

LOT 1 - THE ACCOMMODATION

A detached former farmhouse offering three bedroom accommodation which requires modernisation but offers great potential to provide a family house of character together with a range of brick and stone built outbuildings and adjoining land extending in all to about 2 acres. Lot 1 is shown edged red on the sale plan.

Constructed

of solid red brick elevations with PVCu double glazed windows beneath a pitched slate-clad roof. The internal accommodation briefly comprises :-

On The Ground Floor:

Entrance Hall

with radiator.

Lounge

19' 6" x 12' 9" (5.94m x 3.88m)

Wood-burning stove on raised hearth. Two wall-light points. Two radiators.

Dining Room

13' 0" x 13' 0" (3.96m x 3.96m)

Radiator.

Kitchen

9' 0" x 8' 3" (2.74m x 2.51m) plus 8' 6" x 3' 6" (2.59m x 1.07m). Range of base units, drawers, suspended wall cupboards and sink unit.

On The First Floor:

No. 1 Bedroom

13' 0" x 13' 0" (3.96m x 3.96m)

Radiator.

No. 2 Bedroom

13' 0" x 8' 0" (3.96m x 2.44m)

Radiator.

No. 3 Bedroom

11' 3" x 10' 0" (3.43m x 3.05m)

Bathroom

9' 3" x 7' 9" (2.82m x 2.36m)

Furnished with a panelled bath, pedestal wash hand basin and low level w.c. Built-in airing cupboard.

Separate WC

Wash hand basin.



**Outbuildings:**

Next to the house and included in Lot 1 are a range of Outbuildings comprising a stone built Barn (22'9" x 14'3"); former stone and brick-built Shippon (40' x 13') and attached Outoffices comprising Boiler Room and WC.

Land:

Useful adjoining field which is down to grass and runs down to the village. The field, farmhouse and outbuildings included in Lot 1 extend in total to about 2 acres. Shown edged red on the plan.

Services:

We understand that mains water, electricity and drainage are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required.

Council Tax Band:

The property is valued in Band "F".

Overage Clause:

There will be an overage clause in the contract of sale to the effect that should planning consent for a change of use be granted within 20 years, the purchaser will be required to pay 25% of any uplift in value as a result of the planning permission.

LOT 2

A very useful parcel of land adjoining Tan yr Allt Farm and running up to the houses in the village. There is a vehicular and pedestrian access off the highway and the land is all down to grass. It includes a dilapidated range of brick outbuildings together with some timber and corrugated outbuildings. It extends in all to about 3.29 acres and provides a rare opportunity to acquire a useful parcel of land adjoining the village. Lot 2 is shown edged blue on the sale plan.

Overage Clause:

There is an overage clause on the land included in Lot 2 to the effect that should planning permission be granted for change of use within 30 years then 50% of any uplift in value resulting from the planning permission will be payable.

Tenure:

Understood to be Freehold with Vacant Possession available upon Completion. Prospective purchasers are advised to seek legal advice prior purchasing any property.

Sale Plan:

The sale plan is based upon the Ordnance Survey Plan with the sanction of the Controller at HMSO. The plan has been prepared for the convenience of prospective purchasers and whilst every care has been taken, its accuracy is not guaranteed nor in any circumstances will it give grounds for an action in law. The purchaser shall raise no objection or query in respect of any variation between the physical boundaries on site and the sale plan. The plans are strictly for identification purposes only.

Wayleaves, Easements, Rights of Way etc.:

The property 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 these particulars of sale or not, and to the provision of any Planning Scheme or County or Local Authorities without obligations on the part of the vendor or us to specify them.

Method of Sale:

The property will be offered for sale by online auction with bidding commencing at 9.00am on Thursday 1st July 2021. The submission of bids will then be possible until 3.30pm (for Lot 1) and 3.45pm (for Lot 2) that day when the auction will close. If at the close of bidding the property has met its reserve price then exchange of contracts is deemed to have taken place. A security deposit set at £6000.00 (for Lot 1) and £2000 (for Lot 2) is then paid by the successful purchaser. Completion is set for 28 days thereafter or earlier by agreement - see contract for details.

Contract, Conditions of Sale:

A copy of the Contract and Conditions of Sale will be available on the auction platform at www.bowensonandwatson.co.uk no later than two weeks prior to the sale date. A registration process will be required.

Disputes:

Should any dispute arise as to the boundaries or any points on the General Remarks, Stipulations, Plans or Particulars or the interpretation of any of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts shall be final.

Solicitors:

The vendor's Solicitors are - Allington Hughes (Mark Evans acting) of Bank Buildings, Watling Street, Llanrwst, LL26 0LS. Tel: 01492 641 222.

Viewing:

STRICTLY by prior appointment through the joint Auctioneer's Wrexham Offices.

Directions:

Take the Mold Road out of Wrexham continuing on the A541 into Cefn y Bedd and turn left at the traffic lights signposted to Cymau. Continue up the hill into the village taking the second turning right into Ffordd Las where Tan yr Allt will be seen after about 300 yards on the left hand side.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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