



CAEFAES, DRUID,  
CORWEN, LL21 0NL.

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

## CAEFAES, DRUID, CORWEN, LL21 0NL.

FARM COTTAGE, OUTBUILDINGS AND 60 ACRES OF PRIME AGRICULTURAL LAND AT DRUID, CORWEN,  
KNOWN AS CAEFAES.

VERY ACCESSIBLE LOCATION, CLOSE TO THE A5 AND A494.

A WELL-PROPORTIONED FARM COTTAGE, OFFERING MODERN LIVING ACCOMMODATION, ALONG  
WITH SEVERAL OUTBUILDINGS AND APPROX. 60 ACRES OF LAND.

SUITABLE FOR A VARIETY OF USES & WILL APPEAL TO A WIDE RANGE OF PURCHASERS.

AS A WHOLE OR UP TO THREE LOTS.

THE LAND IS OFFERED FOR SALE BY MEANS OF INFORMAL TENDER, WITH TENDERS TO BE SUBMITTED  
BY 12 NOON THURSDAY 30TH MAY 2024.

Sole selling Agents: J. Bradburne Price & Co.14/16 Chester Street, Mold, Flintshire, CH7 1EG.

Contact Wynne Davies or Susie Griffiths [wynne@jbradburneprice.com](mailto:wynne@jbradburneprice.com) or [susie@jbradburneprice.com](mailto:susie@jbradburneprice.com) Tel: 01352 753873

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J Bradburne Price & Co are pleased to bring to the market this holding, known as Caefaes, Druid, Corwen, LL21 0NL. A productive holding on the outskirts of Corwen. Seldom does an opportunity arise in this area to acquire a property such as this.

The three-bedroom farm cottage offers modern living accommodation. There is a stone-built range/ former shippon and Dutch Barn, along with approximately 60 acres of land. The property is being offered for sale as a whole, or up to three lots, by means of informal tender. Located in an accessible area, the property also feels tucked away, hidden from the nearby road network and set in a tranquil part of the countryside. Accessed via a short trackway, the property stands in a prominent position, catching the sun for most of the day. The former shippon/ stone range, currently used for storage, might be suitable for a change of use, subject to the necessary consents. There is also a Dutch barn at the holding.

The accommodation has been recently modernised, with a new air source heating system installed, along with new extensive external insulation. Internally the accommodation briefly comprises the following:

#### **SITTING ROOM**

Light, airy room with a fireplace and log burner.

#### **KITCHEN/ DINING ROOM**

Modern wall and base units. Storage cupboard off, housing the newly installed heating system.

#### **DOWNSTAIRS WC**

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## UPSTAIRS

### BEDROOM ONE

Double Room

### BEDROOM TWO

Smaller double with storage cupboard/wardrobe.

### BEDROOM THREE

Single bedroom with storage cupboard/wardrobe.

### FAMILY BATHROOM

W/C Sink bath with shower over.

The property benefits from mains electricity and water along with private drainage.

Included with the property is the steading and one field extending northwards (marked green on the plan), amounting to approximately 6.7 acres. The land adjoins the access track, is flat in nature and has access to the highway at its most northernly point.



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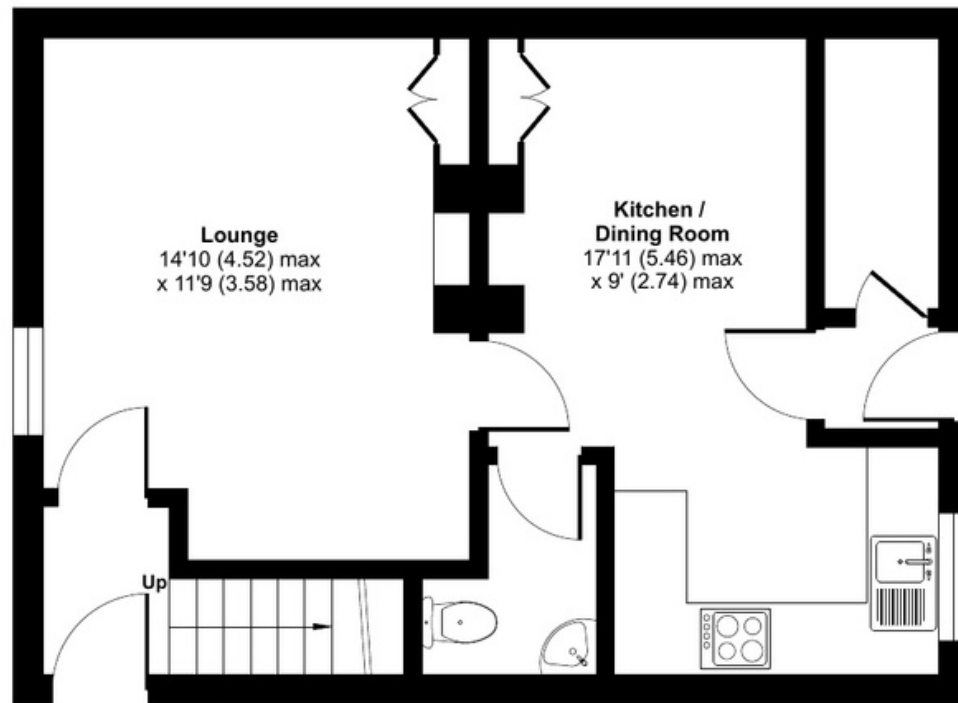
[contact@jbradburneprice.com](mailto:contact@jbradburneprice.com)



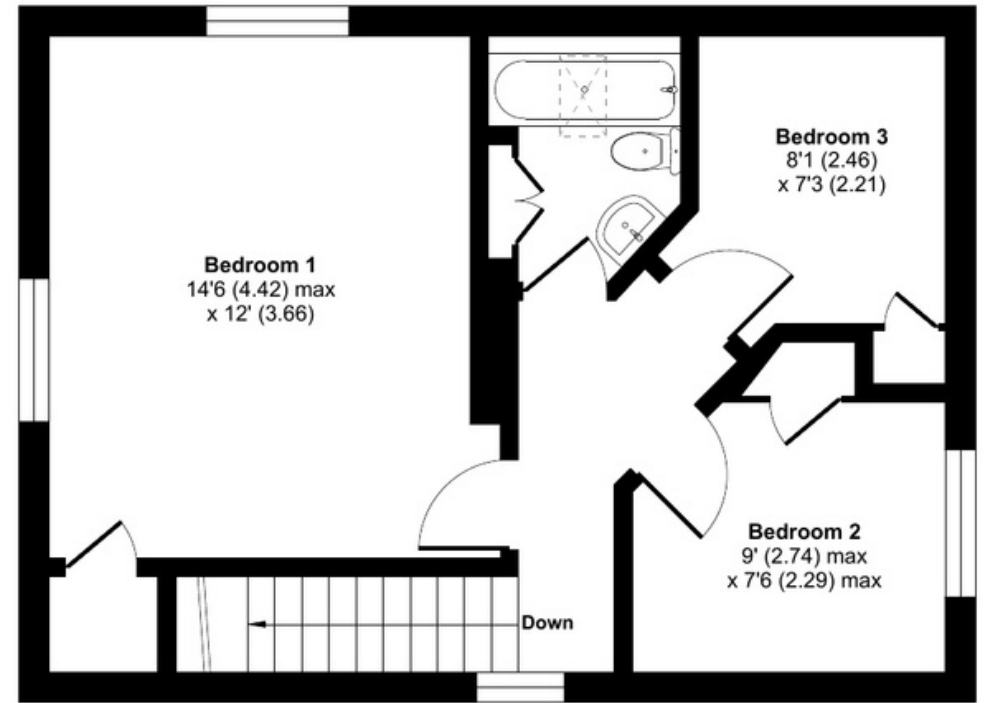


Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



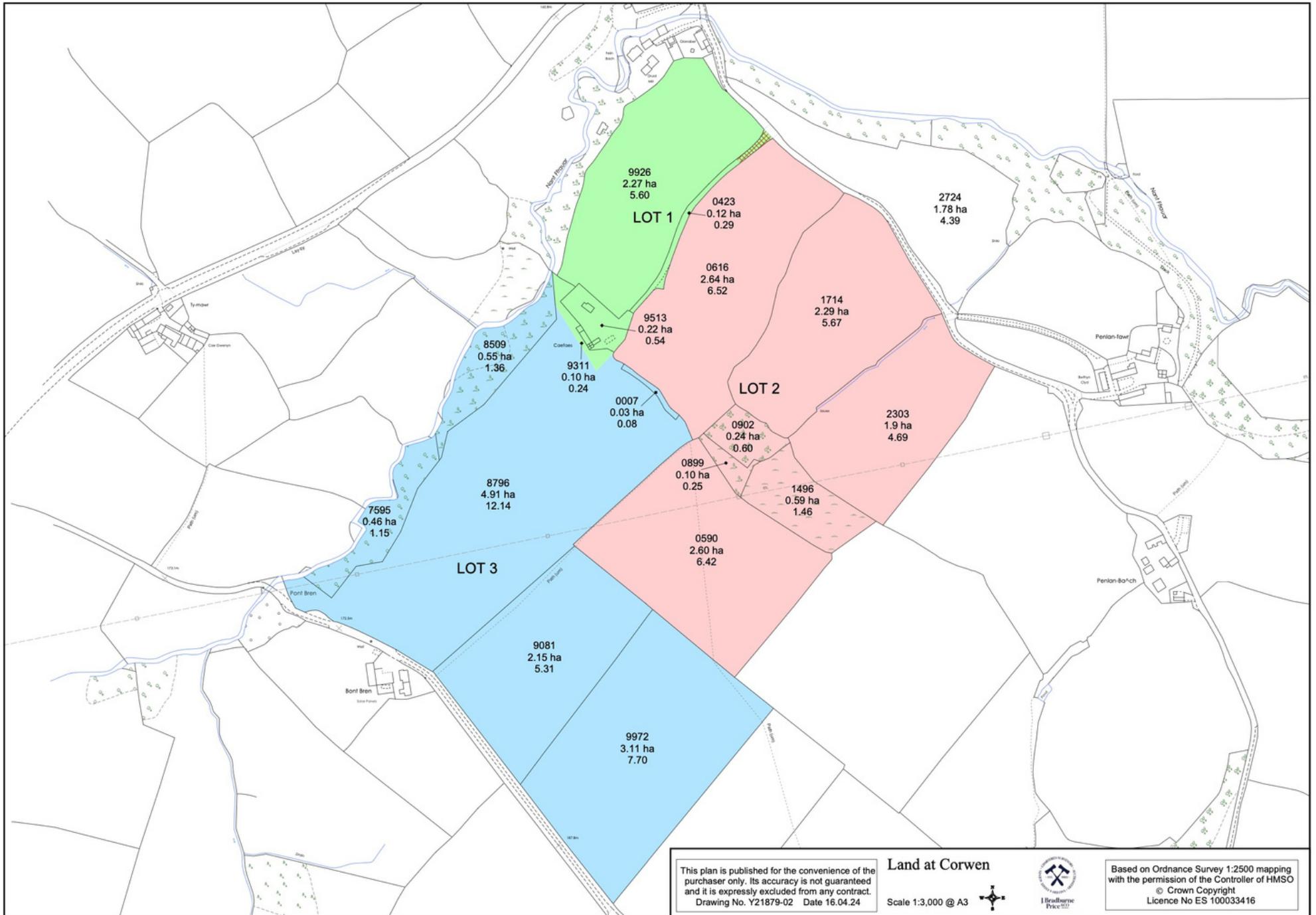
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for J Bradburne Price & Co. REF: 1115950



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. Y21879-02 Date 16.04.24

**Land at Corwen**

Scale 1:3,000 @ A3



Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO  
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Caefaes is available for sale as a whole or in three lots.

### **LOT 1**

Marked in green on the plan, cottage, buildings and 6.5 acres

### **LOT 2**

Marked pink on the plan, extends to approximately 25.61 acres. It is located to the East of the farmstead and is comprised within five enclosures. The majority of the land is capable of cultivation and cropping, being flat and slightly undulating in nature. If sold separately, it benefits from a right of way over the area hatched on the plan, being part of the access track to the farmstead. It also adjoins the council-maintained road to the North, with access possible from here. Located in the centre of this parcel of land is an area of woodland/ coppice. This parcel is being sold with the benefit of a mains water supply.

### **LOT 3**

Marked blue on the plan, extends to approximately 27.74 acres. This land is located to the South of the farmstead and lot 2. Comprised within three main enclosures, the land is flat in nature and is capable of cultivation of growing crops. This land does not benefit from a mains water supply.

The land is bordered by a watercourse, known as Nant Ffrauar and strip of woodland/ coppice along its most Westerly boundary, which is partly fenced off for livestock, with a drinking point installed to the watercourse. This parcel benefits from road access along its southerly boundary, adjoining the council-maintained road.

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## SHOOTING & MINERAL RIGHTS

The shooting and mineral rights are being excluded from the sale and are reserved by the current owner.

## SHOOTING LETTING

We understand the land is subject to an annual licence for game shooting, and it is therefore sold subject to this. The licensee has the right to continue to use the wooded/ coppice area of lot 2 (0902 and 1496) as a game release area.

## USER COVENANT

Land to be used for Agricultural use only.

## METHOD OF SALE

The land is offered for sale by means of informal tender as a whole or to up three lots, with tenders to be submitted by 12 noon Thursday 30th May 2024 and returned to 14/16 Chester Street, Mold, CH7 1EG, in a sealed envelope clearly marked tenders for Caefaes.

## GUIDE PRICES

AS A WHOLE - £1,200,000

LOT 1 – (GREEN) COTTAGE, BUILDINGS AND 6.5 ACRES - £400,000

LOT 2 – (PINK) 25.5 ACRES - £385,000

LOT 3 – (BLUE) 27.5 ACRES - £415,000

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## **DIRECTIONS**

From the centre of Corwen proceed westerly along the A5, continue for approximately 1.5 miles, passing the Rhug Estate Farmshop, at the junction turn left signposted for Bala, along the A494. Turn immediately left again, continue for approximately 200 metres. The access track is located on the right-hand side identified by one of our For Sale boards.

## **What3Words**

Lot 1 – ignites.villager.hook

Lot 2– crumb.brimmed.group

Lot 3 – logbook.rested.hairspray

## **TENURE**

The land is offered for sale freehold with vacant possession upon completion.

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

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

## **SALE PARTICULARS & PLANS**

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

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## **BASIC PAYMENT SCHEME**

No BPS included.

## **TOWN & COUNTRY PLANNING ACT**

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 or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

## **VIEWING**

Please contact the sole selling agents for arrange to view the cottage and farmstead. The land can be viewed at any time during daylight hours with a set of these particulars to hand.

## **MONEY LAUNDERING REGULATIONS:**

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

## **PLEASE NOTE:**

All tender documents submitted should be completed honestly and truthfully, with all the information given being factually correct and true. This land is being offered for sale by informal tender, the owner is not obliged to accept the highest, or any tender.

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# TENDER FORM

Please complete all fields below for the tender to be considered valid and return in a SEALED ENVELOPE marked CAEFAES, CORWEN by 12 noon on **Thursday 30th May 2024** to J Bradburne Price & Co,14-16 Chester Street Mold CH7 1EG

- 1. Applicant's Full Name: \_\_\_\_\_
  
- 2. Applicant's Current Full Address: \_\_\_\_\_  
\_\_\_\_\_
  
- 3. Applicant's Contact Number \_\_\_\_\_
  
- 4. Applicant's Email Address \_\_\_\_\_

5. The applicant is submitting a tender

- AS A WHOLE \_\_\_\_\_
- LOT 1 \_\_\_\_\_
- LOT 2 \_\_\_\_\_
- LOT 3 \_\_\_\_\_

Please indicate source of finance \_\_\_\_\_

SIGNED..... DATED.....

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