



EQUESTRIAN SMALLHOLDING/FACILITY
FFORDD CAE NEWYDD, NERCWYS
MOUNTAIN, CH7 4BW



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

EQUESTRIAN SMALLHOLDING/FACILITY FFORDD CAE NEWYDD, NERCWYS MOUNTAIN, CH7 4BW

Equestrian Smallholding/Facility ~ All weather Floodlit Arena

3 paddocks approximately 9.5 acres ~ 4 x Field Shelters, Stable, Store and Storage Shed

Hard standing Yard and Parking Area ~ Excellent Private Location ~ Superb Outriding

FOR SALE BY INFORMAL TENDER, WITH TENDERS TO BE SUBMITTED BY NOON TUESDAY 17th DECEMBER 2024



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

Contact Susie Griffiths – susie@jbradburneprice.com Tel: 01352 753873

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An exceptionally rare opportunity to acquire an equestrian smallholding located in a quiet and well regarded area, Nercwys Mountain, easily accessible off Ffordd Cae Newydd, approximately five miles outside of the market town of Mold and in very close proximity to Nercwys Forest. The property provides an excellent opportunity for a variety of equestrian uses comprising yard with field shelters, stable, useful storage buildings, menage, and 9.5 acres.

The equestrian smallholding is privately situated from the council maintained road, with double gates opening to the gravelled parking area and track beyond, which traverses through its own land before arriving at the centrally located hardstanding yard housing the following buildings:

Four field shelters (approx. 3.6m x 7.0m) - timber with box profile/corrugated sheeted roofs, with rubber matting flooring

Stable (approx. 3.6m x 3.6m) - timber with box profile roof and rubber matting flooring

Adjoining the stable there is a further two timber under box profile roof store rooms, ideal for fodder and general storage

Timber shed (approx. 3.6m x 7.0m) with double opening doors - very useful for fodder or machinery storage or could be adapted to provide more stabling.

Beyond there is a superb all weather floodlit arena 20m x 50m with a post and rail perimeter. It is silica sand and rubber with the benefit of a combi ride surface added in 2018 to ensure it never freezes.

The land is comprised within three relatively flat paddocks extending to approximately 9.5 acres enclosed with a mixture of hedge and permanent electric fenced boundaries. One of the paddocks has the benefit of a field shelter in situ with turn out area.

Situated in a beautiful setting with easy riding access onto quiet lanes and Nercwys Forest on your door step.

For sale by informal tender.

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SERVICES

The electricity supply is provided via a fuelled engine generator. There is a natural water supply piped to a trough, located on the yard.

RIGHTS OF WAY

Please note that there is a foot and vehicular right of way reserved for the adjacent property to access their facilities over the track. The facility is accessed from the council maintained road over a right of way over the neighbours track.

GUIDE PRICE:

£150,000

DIRECTIONS

Head north from our offices along Chester Street, before taking a left at the traffic lights onto Wrexham Street, B5444. Continue for approximately three quarters of a mile, before turning right onto Nercwys. After half a mile turn right, sign posted Nercwys and continue for approximately before taking a left onto Ffordd Cae Newydd. Continue for approximately one mile after the sharp bend you will see our 'for sale' sign on the left hand side. Turn and follow the track to the second 'for sale' board which identifies the property and leads immediately to a gravelled parking area.

What3words: ///roses.clinic.skews

VIEWING

Strictly by appointment only to be arranged via the sole selling agent J Bradburne Price & Co

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.

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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.

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.

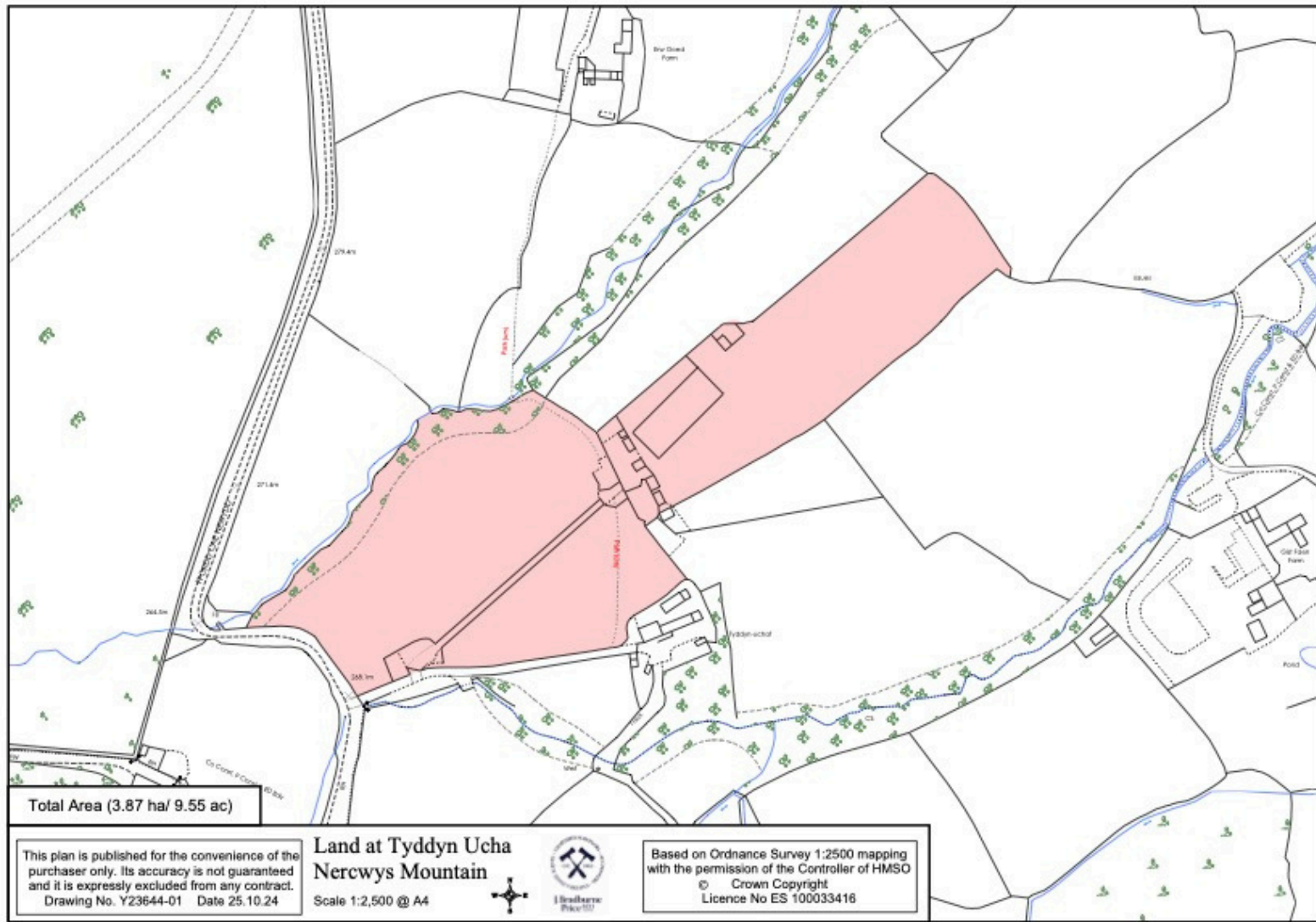
PLEASE NOTE:

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 Cae Newydd by 12 noon on **Tuesday 17th December** 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 _____

Please indicate source of finance _____

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

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