



Roger
Parry
& Partners

Caedicws Farm

Glyn Ceiriog, Llangollen, Wrexham, LL20 7BY

CAEDICWS FARM

GLYN CEIRIOG • LLANGOLLEN • LL20 7BY

Offers in the region of £1,800,000

Renowned upland livestock farm providing a wealth of opportunities

- 3 bedroom detached dwelling
- Courtyard range of stone traditional buildings suitable for conversion
- Range of modern agricultural buildings
- Approximately 232 acres (94 ha) of agricultural land
- Outstanding views from an elevated position
- Located on the Ceiriog Trail
- Suitable for a range of uses including agriculture, amenity, equestrian and tourism (subject to the relevant permissions).

DESCRIPTION

Roger Parry & Partners have been proudly favoured to market this rare opportunity to purchase a substantial renowned upland farm known as Caedicws comprising a three bedroom detached dwelling, range of stone traditional buildings, range of more modern agricultural buildings and approximately 232 acres (94 ha) of mainly flat agricultural land, extending as a whole to approximately 235 acres (95 ha). The property benefits from outstanding views over the Ceiriog Valley and the surrounding area. Caedicws Farm is accessed by a private drive off a minor council road with most of the land benefitting from roadside access.

SITUATION

Caedicws Farm is located in an elevated position above the Ceiriog Valley on the Ceiriog Trail. The property is situated 1 mile from the village of Glyn Ceiriog which has a post office, primary school, village shop, doctors surgery and pubs/hotels. For a wider range of amenities, the market town of Oswestry is approximately 9 miles away.

Glyn Ceiriog: 1 mile • Oswestry: 9 miles • Wrexham: 17.0 miles





CAEDICWS FARMHOUSE

A large detached stone farmhouse with character features throughout. The house requires complete renovation and modernisation. Once renovated, the property would make the ideal farm family home, or provide an excellent tourism opportunity.

ACCOMMODATION COMPRISING:

GROUND FLOOR

Entrance hall
Breakfast room
Dining room
Kitchen
Reception room

FIRST FLOOR

Landing
Double bedroom
Bathroom
Double bedroom
Double bedroom

COUNCIL TAX BAND: E

EPC RATING: TBC



Floor Plan

(For illustration purposes only—not to scale)



Total area: approx. 151.2 sq. metres (1627.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



FARMYARD

(All measurements are approximate)

1. Livestock Handling Area
2. Courtyard range of traditional farm buildings suitable for conversion into a number of uses including residential and tourism, subject to obtaining the relevant planning consent - timber framed, stone walls under slate/corrugated metal sheeting roofs with central courtyard
3. Livestock Housing (41.57m x 10.78m with lean-to (8.39m x 32.72m) - central dutch barn with two lean-to extensions constructed of steel frame and corrugated metal walls and roof. Cubicles for 35. Concrete shuttered walls.
4. Livestock Housing (18.73m x 11.71m) - Corrugated metal roof and concrete shuttered walls
5. Livestock Housing (32.72m x 7.76m) - Corrugated metal roof and walls
6. Machinery and Implements Storage Building (23.05m x 10.86m) - Corrugated metal roof and concrete shuttered walls
7. Storage Building (10.23m x 12.74m) - Corrugated metal roof and walls
8. Workshop/Machinery Storage building (13.72m x 13.77m) - Concrete panel/stone walls below box profile sheeting walls under a box profile sheeting roof.
9. Storage area for round bales, machinery and implements
10. Storage Building (12.75m x 6.27m) - Corrugated metal roof and walls





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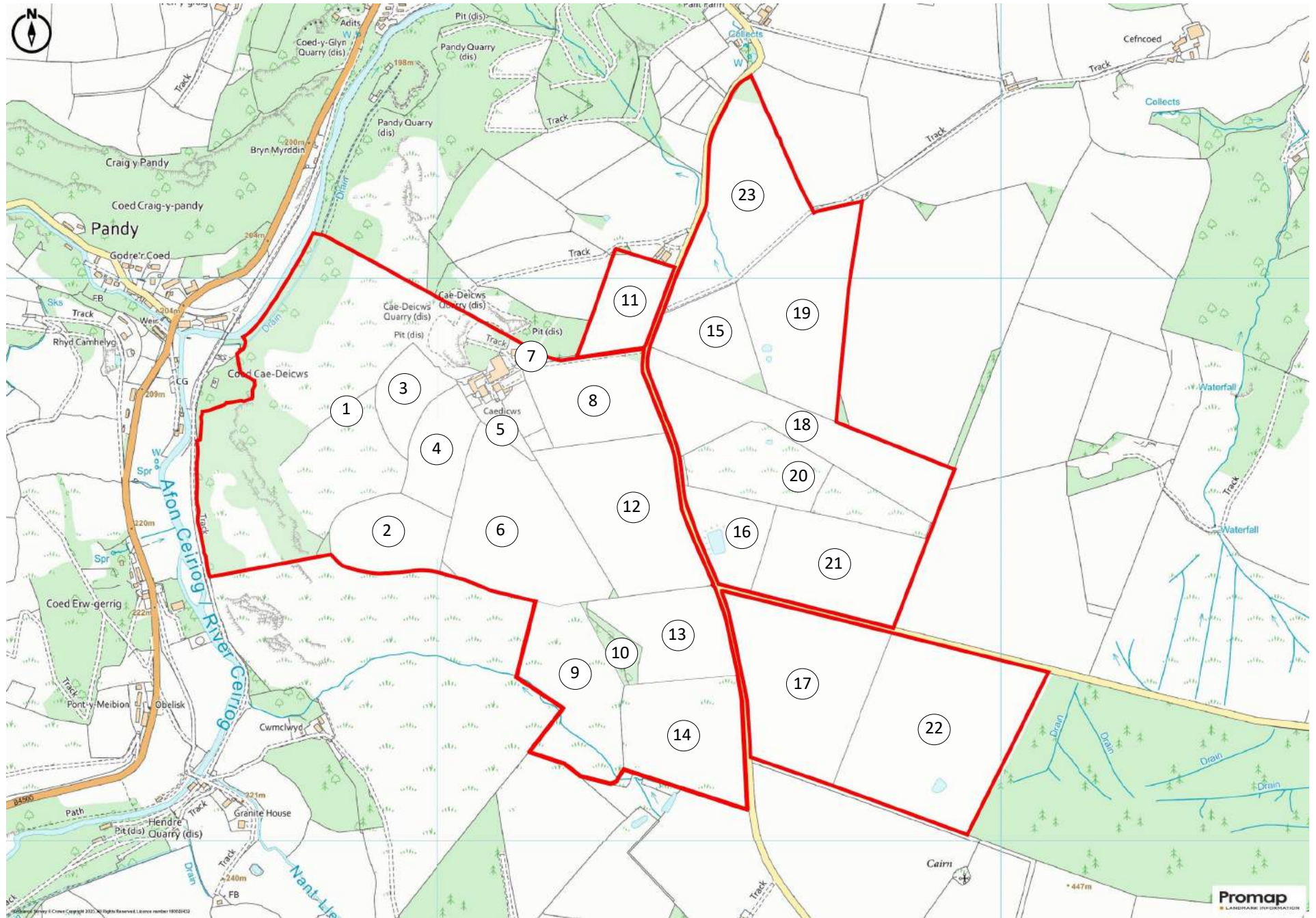
LAND

The land extends to 232.47 acres (94 ha) and comprises 4 separate blocks which are split only by the minor council highway providing excellent access to the field parcels. The land is predominantly flat/gently undulating throughout, except only for one field parcel to the west of the farmyard extending to 40.78 acres (16.50 hectares) being steep hill land with it's own separate access to the West by Afon Ceiriog.

The grassland is suitable for grazing or fodder conservation, with some parcels being suitable for an arable rotation, if desired, having previously grown corn.



No.	Field Number	Size (ha)	Size (acres)	Description
1	SJ1935 7675	16.50	40.78	Hill
2	SJ1935 9352	2.46	6.08	Grassland
3	SJ1935 9579	1.47	3.63	Grassland
4	SJ2035 0171	2.02	4.99	Grassland
5	SJ2035 1174	0.42	1.04	Grassland
6	SJ20351356	5.77	14.26	Grassland
7	SJ2035 1786	0.14	0.35	Grassland
8	SJ2035 2578	3.61	8.92	Grassland
9	SJ2035 2625	4.10	10.13	Grassland
10	SJ3035 3035	0.60	1.48	Woodland
11	SJ2035 3394	1.94	4.79	Grassland
12	SJ2035 3457	5.54	13.69	Grassland
13	SJ2035 4036	3.02	7.46	Grassland
14	SJ2035 4419	4.15	10.25	Grassland
15	SJ2035 4789	2.12	5.24	Grassland
16	SJ2035 5254	1.92	4.74	Grassland
17	SJ2035 6427	6.29	15.54	Grassland
18	SJ2035 6473	4.95	12.23	Grassland
19	SJ2035 6594	5.44	13.44	Grassland
20	SJ2035 6665	3.98	9.83	Grassland
21	SJ2035 7049	4.41	10.90	Grassland
22	SJ2035 8819	8.25	20.39	Grassland
23	SJ2036 5413	4.90	12.11	Grassland
Total		94.0	232.27	





SERVICES

Mains Electricity
 Private Water
 Septic Tank Drainage
 Electric Storage Heaters
 Oil Fired Rayburn
 Oil fired stove in dining room

METHOD OF SALE

For sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession.

LOCAL AUTHORITY

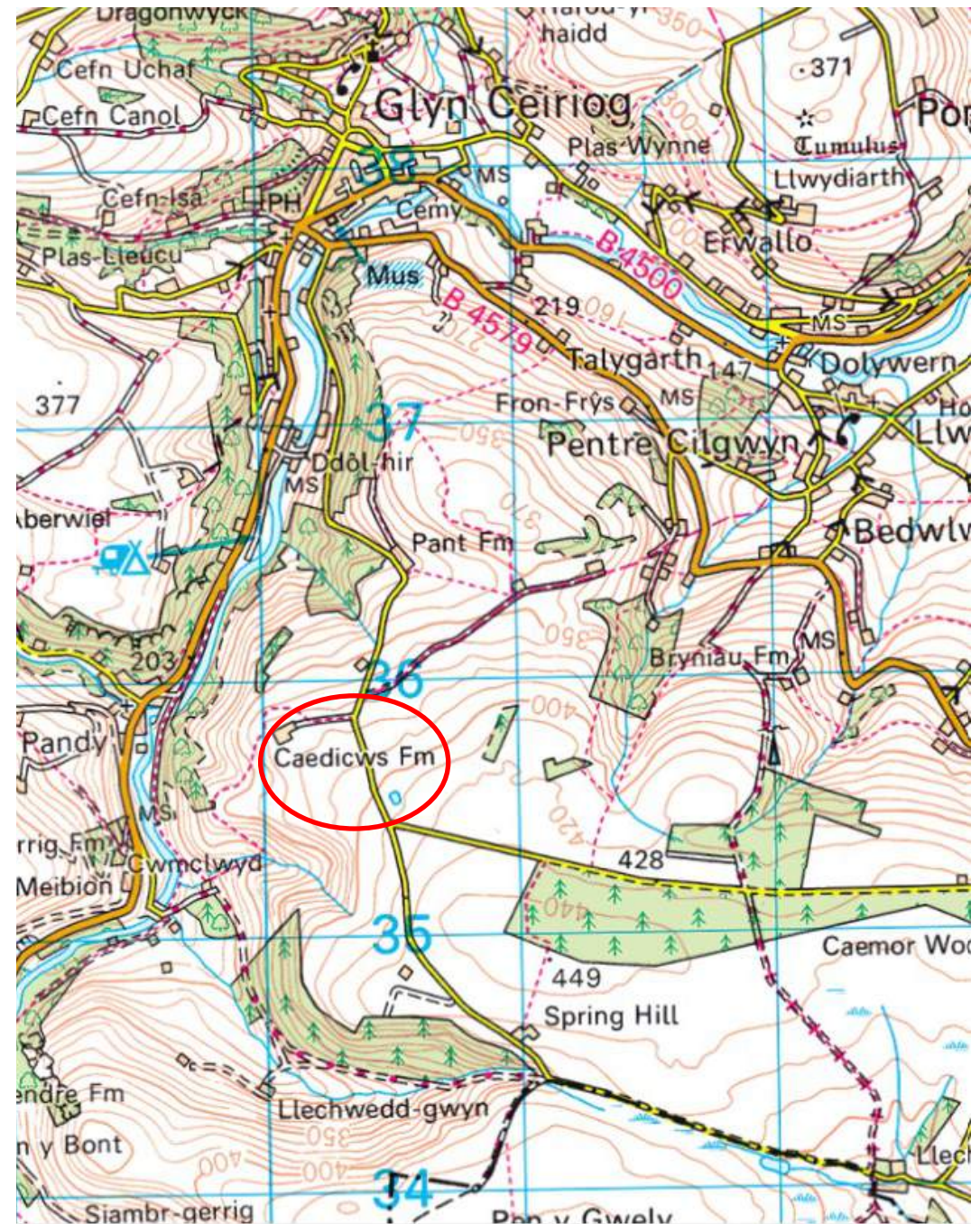
Wrexham County Council

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.



What3words:

///truckload.invoices.wash

Viewing arrangements

Viewings to be carried out by appointment with the Selling Agent only.

For further details contact:

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.