



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Ty'n y Caeau Barn and Paddock, Mold Road, Northop, CH7 6BE

- Stone Outbuilding and Paddock
- Sought-After Semi Rural Location
- Detached Stone Outbuilding
- For Sale By Public Auction
- Approximately 1.46 acres
- Level Paddock with Road Access
- Development Potential
- 16th September 2026

A rare opportunity to acquire a manageable and highly versatile parcel of land together with a detached stone outbuilding of character in total extending to approximately 1.462 acres.

The land is level, enjoys excellent road access and the site benefits from a well-proportioned, solid stone barn which offers excellent versatility for smallholding use and possible development potential subject to the necessary permissions

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at The St. Asaph Cricket Club, The Roe, St. Asaph, LL17 0LU, on Wednesday 16th September, 2026 at 6.30PM (subject to conditions).

VENDORS' SOLICITORS: Sian Thomas of Hopleys GMA Solicitors, 95 High St, Mold, CH7 1BQ
Tel: 01978 438 871

LOCATION

The land is situated on the fringes of Northop, one of Flintshire's most premium and picturesque villages. Known for its historic church, local amenities, and the acclaimed Northop Country Park Golf Club, the village offers a tranquil rural lifestyle while remaining exceptionally connected with access to the A55 Expressway closeby providing excellent links to Chester, the North West, and the broader North Wales coast.

THE PROPERTY

Comprising of a substantial parcel of ground amounting to approximately 1.462 acres in total, the property offers superb versatility and enjoys the benefit of a detached stone outbuilding of character which could accommodate a number of uses for those with smallholding interests or indeed be of interest to investors. The vendor has already obtained positive pre-planning advice from the local authority

indicating that a conversion of the existing footprint into an AirBnB holiday let would be favourably considered. Given Northop's popularity, its proximity to the Clwydian Range, and excellent transport links, a holiday let in this location promises high occupancy rates and excellent yield potential.

TENURE

We are advised that the property is freehold and will be sold with vacant possession.

SERVICES

We are informed that mains water, gas and electricity are situated close to the property.

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.



MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to

provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

BUYERS PREMIUM

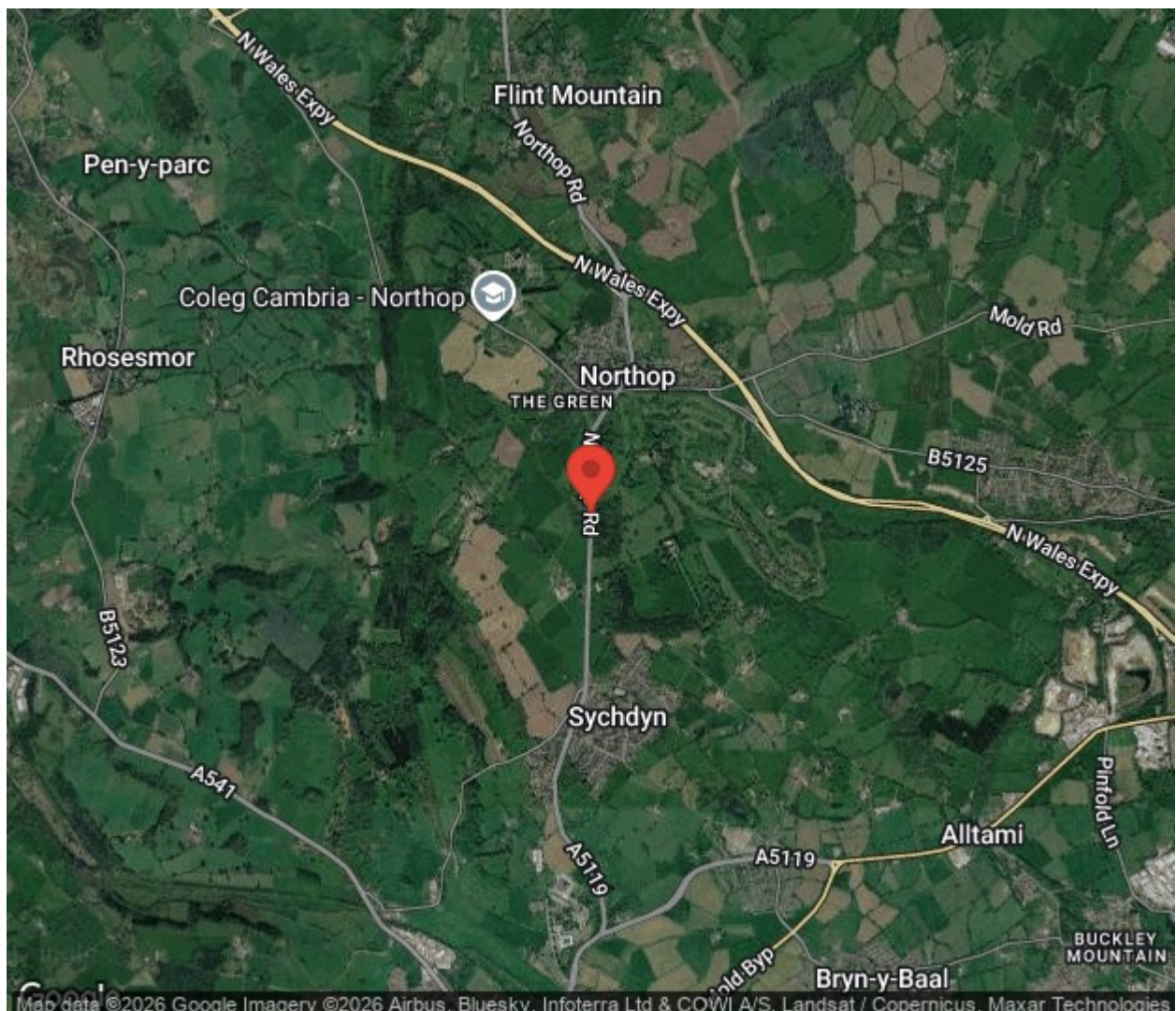
A buyers premium of £1000 plus VAT (£1,200) will apply. This sum will be payable by the successful purchaser(s) on the evening of the auction.

OVERAGE CLAUSE

The land (paddock only) will be the subject of an overage clause of 25% for a period of 25 years.

VIEWING

STRICTLY BY APPOINTMENT WITH THE AGENTS JONES PECKOVER 01745 812127.





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