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Nant Fach , Corwen, LL21 0SB

We are delighted to have been instructed to offer Nant-Fach for sale by Formal Tender in two convenient Lots.

The sale of Nant-Fach offers potential purchasers an exciting and rare opportunity in this area of Gwynedd. Nant-Fach is a substantial agricultural holding extending to approximately 251.86 acres (101.93 hectares).

Lot 1 comprises of a spacious farmhouse set within generous garden grounds, together with an extensive range of traditional and modern farm buildings, and approximately 219.69

MAIN FEATURES

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Lot 1 comprises of a spacious farmhouse set within generous garden grounds, together with an extensive range of traditional and modern farm buildings, and approximately 219.69 acres (88.91 hectares) of land of varying quality. Lot 2, on the other hand, extends to approximately 32.17 acres (13.02 hectares) of land, again of varying quality, adjoining Lot 1. Nant-Fach is situated in the heart of the beautiful area of Cwmpenanner, yet it has the benefit of being only 3½ miles or so from the busy A5, which is a historic route stretching from London to Holyhead. The nearest town of Bala has a range of local shops, eating places, pubs and amenities including one supermarket (i.e. Co-op Food store). The historic town of Denbigh, which is further away, provides extensive shopping along with a broad range of facilities.

AGENTS REMARKS

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The area of Cwmpenanner is well-served educationally with a good selection of primary schools at Cerrigydrudion, Pentrefoelas and Bala. Secondary schools, on the other hand, are available at towns such as Bala, Llanrwst, Denbigh and Ruthin. The property is located approximately 4 miles from Pentrefoelas, 3½ miles from Cerrigydrudion, 9 miles from Bala, 14 miles from Llanrwst, 18 miles from Ruthin and 20 miles from Denbigh.

DIRECTIONS

Travelling along the A5 from the direction of Pentrefoelas towards Cerrigydrudion, take the right hand turning just before the Saracen's Head Hotel. Travel along that road for approximately 2¼ miles before taking the left-hand turning signposted Glasfryn. After passing the following farms: Tai Ucha Cwm, Plas Onn and Ty Mawr as well as Ty Mawr Chapel, the property will be identified within a short distance.

LOT 1 - FARMHOUSE AND 2.19.69 ACRES

The Farmhouse

Ground Floor Level

Utility Room – 2.98m x 2.65m

Kitchen – 3.70m x 3.56m

Living Room – 5.11m x 3.51m + 1.67m x 1.27m

Lounge – 4.60m x 4.25m

Porch – 1.68m x 1.47m

Staircase leading to:

First Floor Level

Landing area – No measurements taken

Bedroom 1 - 5.15m x 4.10m

Bedroom 2 - 4.29m x 2.45m

Bedroom 3 - 5.35m x 2.92m

Bathroom – 3.57m x 2.48m

The farmhouse enjoys garden grounds to its front, side and rear elevations.

The Farm Buildings

Traditional Farm Building 1 with Lean-To - 9.50m x 8.00m

Traditional Farm Building 2 - 20.80m x 6.20m

Traditional Farm Building 3 – 16.50m x 6.30m

Modern Farm Building 1 - 13.60m x 9.00m

Modern Farm Building 2 - 17.90m x 10.00m

Modern Farm Building 3 - 35.90m x 9.20m

The traditional farm buildings are currently used for general storage purposes whereby the modern farm buildings are used for the housing and handling of livestock. The farm buildings provide a good foundation for the purchasers to adapt and reconfigure to suit their own requirements, whether for agricultural, equestrian or alternative diversification uses. The traditional farm buildings are considered to have potential for alternative uses, subject to gaining the necessary consents.

The Land

According to the Land App mapping software, Lot 1 extends to 219.69 acres (88.91 hectares). According to the Interactive Mapping System on Rural Payments Wales Online, however, the Lot extends to 220.14 acres (89.09 hectares). For the purpose of this sale, we are relying on the area off the Land App mapping software.

Below are details on the Lot taken from the Interactive Mapping System on Rural Payments Wales Online.

SH9046 2369 1.42 3.51
 SH9046 0963 1.89 4.67
 SH8946 9036 10.71 26.46
 SH8946 7503 15.93 39.36
 SH8945 7158 7.57 18.71
 SH9045 0791 15.77 38.97
 SH9046 0414 0.40 0.99
 SH9046 0217 0.46 1.14
 SH9046 0433 1.84 4.55
 SH9046 2224 9.67 23.89
 SH9046 3436 4.03 9.96
 SH9046 2756 1.60 3.95
 SH9046 2156 0.20 0.49
 SH9046 1756 0.56 1.38
 SH8945 5284 8.47 20.93
 SH8945 3277 8.57 21.18

The land surrounds the farmstead and there is a good quality track running from the yard through a large part of the farm. The land is of varying quality, with some fields suitable for cropping and grazing, and other fields only suitable for grazing. The land is considered to be extremely suitable for the Sustainable Farming Scheme, which commenced at the start of this year.



LOT 2 - 32.17 ACRES

According to the Land App mapping software, Lot 2 extends to 32.17 acres (13.02 hectares). According to the Interactive Mapping System on Rural Payments Wales Online, however, the Lot extends to 31.97 acres (12.94 hectares). For the purpose of this sale, we are relying on the area off the Land App mapping software.

Below are details on the Lot taken from the Interactive Mapping System on Rural Payments Wales Online.

SH9046 4174 3.02 7.46
SH9046 5260 3.17 7.83
SH9046 5331 1.58 3.90
SH9046 5239 2.76 6.82
SH9046 3858 2.41 5.96

The land adjoins Lot 1 and benefits from a track that runs along one of the boundaries. The land is of varying quality, with some fields suitable for cropping and grazing, and other fields only suitable for grazing. The land is considered to be extremely suitable for the Sustainable Farming Scheme, which commenced at the start of this year.

GENERAL STIPULATIONS**Tenure**

Some of the farm buildings and some of the land are currently let to a local farmer, who is regarded as a Licensee (not Tenant). The Licensee will vacate the relevant farm buildings and land 14 days prior to the completion date for both Lots. Therefore, the property will be freehold with vacant possession on completion.

Basic Payment Scheme and Sustainable Farming Scheme

The Vendors have entered the entire holding into the Sustainable Farming Scheme earlier this year. The onus will be on the prospective purchasers to make enquiries with regard to claiming Basic Payment Scheme or Sustainable Farming Scheme payments on the land from the 2027 scheme year onwards.

Services

The farmhouse is believed to be served by water, electricity, oil central heating and private drainage into a septic tank.

Some of the farm buildings are served by water and electricity.

The land is served by natural water.

Please note that we have not tested any apparatus, equipment, fittings etc. or services to the entire property, thus are not able to confirm that they are in working order or fit for the purpose.

Potential purchasers are recommended to obtain confirmation from their Surveyor or Solicitor.

Miscellaneous Items

For the avoidance of doubt, all miscellaneous items currently on the property will be removed by the Vendors and Licensee prior to the completion date for both Lots.

Local Authorities

Gwynedd Council, Caernarfon, Gwynedd. Tel: 01766 771000.

Eryri National Park Authority, Penrhyndeudraeth, Gwynedd. Tel: 01766 770274.

Welsh Water, Dinas, Llanwnda, Caernarfon, Gwynedd. Tel: 01792 841032.

Energy Performance Certificates (EPC)

An Energy Performance Certificate (EPC) will be available upon request.

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act

The Lots are 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 Vendors or us to specify them.

Plan, Particulars of Sale, Areas and Descriptions

The plan, particulars of sale, areas and descriptions are believed to be correct, but any errors, omissions or mis-statements shall not annul the sales nor entitle any party to compensation nor in any circumstance whatsoever give ground for any action of law. In particular, no objection shall be raised by a purchaser to any variation in areas given on the deeds to those stated. The measurements or distances given in these particulars of sale are all approximate for guidance only and should not be relied upon where accuracy is required.

Vendors' Solicitors

Lanyon Bowdler, c/o Mr Dylan Roberts, 1 & 2 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB. Tel: 01492 411110.

METHOD OF SALE

The Lots are offered for sale by Formal Tender. Formal Tenders must be received at our Menai Bridge office (Britannia House, Pentraeth Road, Four Crosses, Menai Bridge, Anglesey, LL59 5RW) by no later than 3:00pm on 31st August 2026 (subject to conditions). Tenders must be made on the official Tender Forms and include the full name(s) and address of the intending buyer(s), the name and address of the buyer(s)'s Solicitors and, if necessary, an authority to make the offer(s) if made on behalf of a firm or company. The Tender Forms are provided with these particulars of sale. Tenders must be submitted to us by the close of tender in a sealed envelope marked 'Tender for Nant-Fach - Lot 1' or 'Tender for Nant-Fach - Lot 2'.

Tenders must be made by way of a set price and not by reference to the amount of any other tender. The Vendors are not bound to accept the highest or any tender.

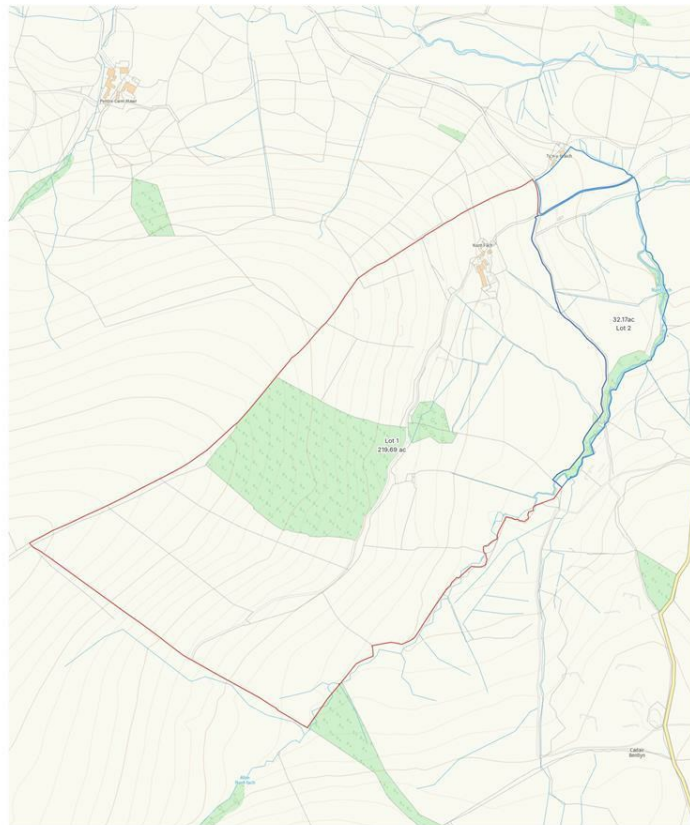
Every tender must be accompanied by payment of the appropriate deposit (made payable to Lanyon Bowdler), being 10% of the amount tendered. Deposit payments will not be encashed until after the date of close of tenders. Only the successful buyer(s)'s deposit will then be encashed, any deposits from unsuccessful tenderers being returned by post. Acceptance of the tender by the Vendors in this manner will constitute the exchange of contracts for the sale so intending purchasers are advised to make themselves familiar with the contract terms and any acceptance of any tender by the Vendors will be on the basis that these documents have been inspected and agreed.

Buyer's Premium of £2,500.00 plus VAT (£3,000.00) will apply to Lot 1 with Buyer's Premium of £1,000.00 plus VAT (£1,200.00) applying to Lot 2. Payment of the Buyer's Premium will have to be made by Bank Transfer or card payment within 24 hours of receiving confirmation that your tender has been accepted.

Copies of the contracts and title documents may be available on request from the Vendors' Solicitors, Lanyon Bowdler, c/o Mr Dylan Roberts, 1 & 2 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB (Tel: 01492 411110) during normal office hours.

It is anticipated that the contracts and title documents will be available by no later than 21st August 2026.

Viewing



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Scale 1:6000 (at A3)
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