



# JONES PECKOVER

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## Pennant Uchaf , Wrexham, LL11 3BB

- Excellent Stock rearing Farm
- Excellent expanse of modern farm buildings
- Ring fence with 12 convenient enclosures
- Airstrip
- 95.39 Acres or Thereabouts
- Entirely Stock Proofed fenced
- Comfortable, well proportioned farmhouse
- For Sale by Private treaty

A very renowned and particularly convenient stock rearing farm lying just off the A525 near Llandegla to the South of the Nant Y Garth Pass.

The land is generally level with some undulation extending to approximately 95.39 acres arranged in a ring fence spit in approximately 12 enclosures. The farmstead lies centrally within.

The land is inherently productive and has been particularly well farmed the like of which seldom becomes available. with such ease of access to marketing and amenity centers.

Accessed down a private drive The Farmhouse, part of which is of early extraction has been extended and updated to provide a comfortable family home. To the rear of the farmhouse lies a substantial and most excellent range of general purpose farm buildings to include sheep/cattle housing, Fodder Stores, Workshops, Machinery building and yard.

The land is in excellent heart and locally renowned for its grazing and cropping capabilities, the farm is entirely stock proofed fenced, sheltered and provides adequate water to all enclosures. In addition, the property begins from a fantastic and regularly used airstrip lying to the southern boundary.

In all, an excellent, self contained family farm ready for immediate occupation.

The vendors would consider splitting the farm to accommodate the house buildings and a preferred acreage of land subject to this having no impact of the forward sale of the remainder.

Viewing is Highly Recommended

## LOCATION

Pennant Uchaf Farm is situated approximately 0.6 miles up a minor road leading off the A5104 just after the Dafarn Dywrch roundabout on the A525 Llandegla. The area is renowned for its productivity with access to livestock markets. The property lies approximately 8 miles from Ruthin, 10 miles to Mold and 10 miles to Wrexham providing excellent links to Motorway Networks.



## GENERAL DESCRIPTION

Pennant Uchaf Farm coming to the market provides a rare opportunity of acquiring a very convenient and well located farm.

Benefiting from direct frontages on to quiet council maintained roads, the property provides great connections to local centers. Whilst the farm is of viable size Pennant Uchaf offers a blank canvas for diversification for those seeking alternative enterprises.

The homestead is well arranged and offers an array of modern agriculture buildings lying to the rear of the Farmhouse.

The Farmhouse offers double glazing and oil fired central heating, accommodation arranged over two floors.

The land surrounding being gently undulating, well fenced and interspersed with mature trees.

The rare addition of the airstrip provides the perfect purchase for those with aviation interests.

## STORE ROOM/BOOT ROOM

14'2" x 13'10" (4.340 x 4.227)

Large Boot room accessed from the Car port before we enter the property.

## REAR LOBBY

We enter the property from the car port into the rear lobby, doors here to the right into the Large Garage and storage space, WC and door into the Utility room.

## GARAGE/WORKSHOP

25'4" x 143'0" (7.739 x 43.605)

Large Garage/Workshop space with a single Garage door access from the car port area.

## STORAGE

16'0" x 9'9" (4.895 x 2.977)

Storage area to the rear of the Garage, large window to the front looking out to front of the property, could make an ideal farm office.

## WC

## UTILITY ROOM

15'3" x 10'2" (4.659 x 3.106)

Large Utility area. Some base units, high ceiling and Sky light Window. Stainless steal sink. Step down to the Conservatory. Small step up to the Kitchen and main living area.

## SUN ROOM

22'7" x 7'6" (6.905 x 2.309)

Large welcoming Sun Room to the front of the property with stunning views. This room currently has a large dining table as well as a lounge seating area. Two large windows and a door out to the front of the property.

## KITCHEN

10'7" x 8'3" (3.241 x 2.528)

Kitchen with base units, window to the front of the property, Door leading to the Dining room and another to the sitting room.

## DINING ROOM

14'3" x 8'9" (4.356 x 2.690)

Generous formal dining area accessed from the Kitchen. Window and door out to the front of the property.

## LOUNGE

13'11" x 11'0" (4.256 x 3.377)

Through from the formal dining area into the Lounge. This room has a lot of character with exposed beams, Large fireplace with wooden mantle and slate hearth, currently housing an electric fire but remains open behind. Window to the rear of the property.

## SITTING ROOM

14'1" x 10'3" (4.294 x 3.139)

Good sized second reception room. Accessed from the kitchen. Window to the rear of the property. Fireplace in this room currently housing an Electric fire. Through this room to the stairs to the first floor.

## FIRST FLOOR LANDING

Doors to the 3 bedrooms and Large family bathroom.

## BEDROOM 1

14'3" x 11'4" (4.351 x 3.478)

Good sized Double bedroom, Window to the rear of the property. Attractive wooden doors with latches.

## BEDROOM 2

14'6" x 10'11" (4.433 x 3.331)

Second large Double room, window to the rear. Radiator in this room, Corner airing cupboard with water cylinder over the stairs.

## BEDROOM 3/OFFICE

7'3" x 6'2" (2.215 x 1.894)

Small Bedroom/Office space. Window to the front.

## FAMILY BATHROOM

10'1" x 9'6" (3.082 x 2.918)

Large family bathroom to the front of the property. Bath, toilet and Basin as well as a separate shower cubicle. Window to the front of the property.

## FARM BUILDINGS

The buildings are of modern Portal Steel construction opening out to a

concrete yard.

They comprise of the following:

- Workshop 60 x 40 (4 bay) Concrete floor and roller shutter door
- Lean to 60 x 40 (4 bay) Concrete floor, access to yard
- Livestock Shed 60 x 40 (4 bay) Concrete floor, access to yard

## LAND

The Land extends to a total of 95.39 acres split into 12 convenient enclosures. The Land is very well fenced and watered, with good access on to the Council maintained highway. The Land is in good heart, being renowned for its grazing and cropping capabilities.

The Land is shown outlined in red on the plan.

## NB

The vendors would consider splitting the farm to accommodate the house buildings and a preferred acreage of land subject to this having no impact of the forward sale of the remainder.

## MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

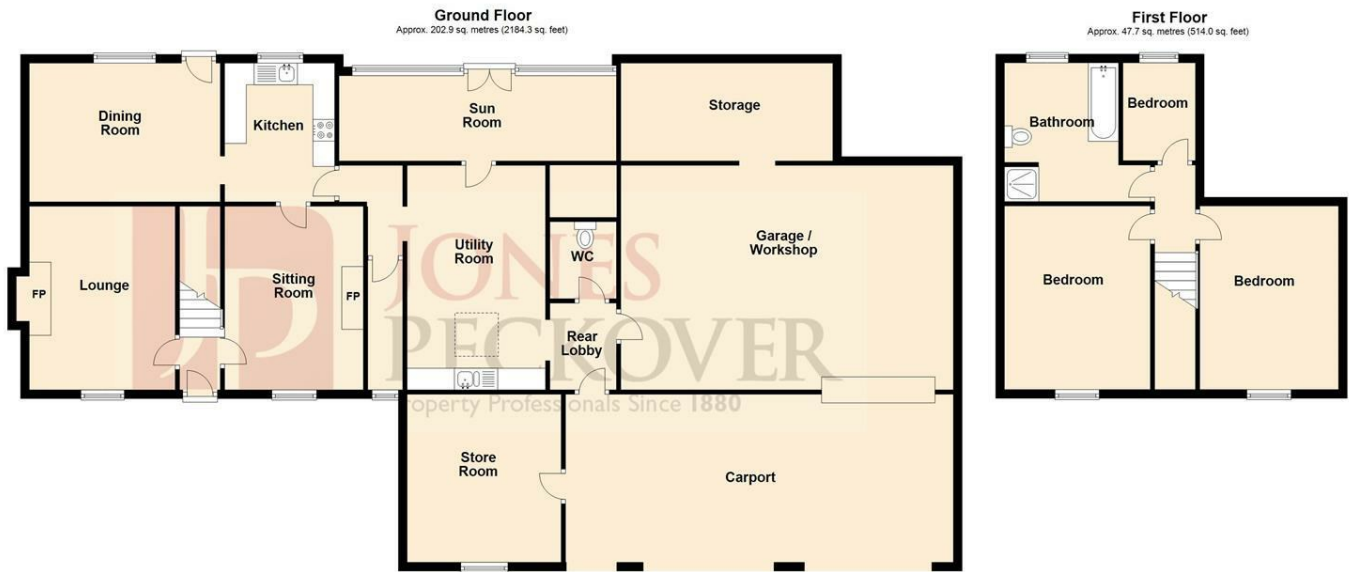
## MISREPRESENTATION ACT (D)

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.

## SINGLE FARM PAYMENT

For the avoidance of doubt no entitlement of any Single Farm Payment will pass with the property. Local Agricultural Office: N.A.W.A.D. Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
		20		EU Directive 2002/91/EC	



Total area: approx. 250.7 sq. metres (2698.2 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.

