JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127

Pen y Bryn Farm, Penycae, LL14 1UA

- Farmhouse, Buildings and 36.38 Acres
- LOT 1 - Farmhouse, Outbuilding Set In 14.43 Acres
- LOT 3 - 14.06 Acres of Pasture Land
- 3 Bedrooms, 3 Reception Rooms
- For Sale by Public Auction in 3 Lots
- LOT 2 - 7.89 Acres and Redundant Stone Outbuilding
- Rural yet convenient location
- In Need of Renovation

Prices From £80,000

*****OPEN DAY - SUNDAY 7th JUNE 2026*****
Please call our office on 01745812127 to book in - slots filling up fast !!

3 Bedroom Farmhouse, Outbuildings and 36.38 Acres For Sale by Auction in 3 Lots.

Occupying an elevated rural position on the outskirts of the village of Penycae, this detached 3 bedroom farmhouse is in need of renovation and is offered for sale with 14.43 Acres and outbuildings with a further two parcels of additional land being offered in separate lots.

The farmhouse occupies an elevated position with rural views and offers Living Room, Lounge, Kitchen, Dining Room, Utility Room and large Pantry to the Ground Floor, with 3 Double Bedrooms and Bathroom to the first floor.

Lot 1 - 3 Bedroom Farmhouse with 14.43 Acres
Lot 2 - 7.89 Acres and Redundant Stone Outbuilding
Lot 3 - 14.06 Acres of Land

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at The Wild Pheasant Hotel and Spa, Berwyn Road Llangollen LL20 8AD GB on Wednesday 10th June 2026 at 6.30PM (subject to conditions).

VENDORS' SOLICITORS: Allington Hughes Law, 10 Grosvenor Road, Wrexham, LL11 1SD.

LOT 1 - FARMHOUSE, OUTBUILDINGS AND 14.43 ACRES

GUIDE PRICE £400,000

Detached former farmhouse in need of renovation and providing spacious and versatile accommodation over two floors which in brief comprises of 3 Reception Rooms, Kitchen, Utility Room, Large Pantry to the ground floor together with 3 Double Bedrooms and Bathroom to the first floor. The property also benefits from an attached garage and storeroom. Mains water and electricity, septic tank drainage.

The outbuildings and paddocks are situated to the rear of the farmhouse and comprise of a traditional four bay Dutch barn with attached lean-to. The land comprises of four main enclosures to the rear together with a small paddock to the front of the farmhouse.

LOT 2

GUIDE PRICE £80,000

This lot lies across the lane from the main farmhouse and comprises of approximately 7.89 acres enjoying excellent road access and benefiting from a redundant stone building.

LOT 3

GUIDE PRICE £140,000

Comprising of 14.06 acres in 3 main enclosures with excellent road access.

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 or 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.

BPS

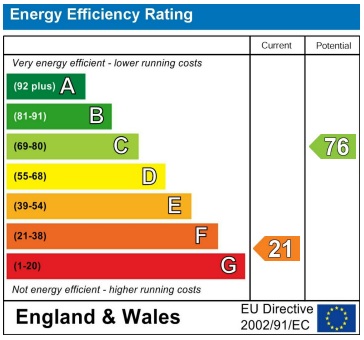
Basic Payment Scheme or Sustainable Farming Scheme
The purchaser(s) will be able to claim Basic Payment Scheme or Sustainable Farming Scheme Payments on the land from the 2026 scheme year onwards. There are no Basic Payment Scheme Entitlements included with the land.

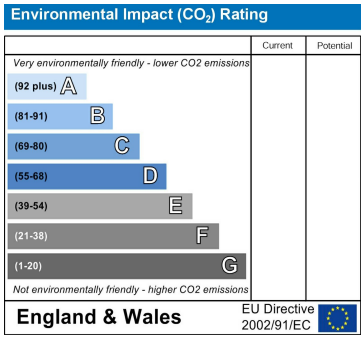
WAYLEAVES, EASEMENTS, RIGHTS OF WAY

Wayleaves, Easements, Rights of Way and the Town and Country Planning Act
The property is 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 obligation on the part of the Vendor or us to specify them.

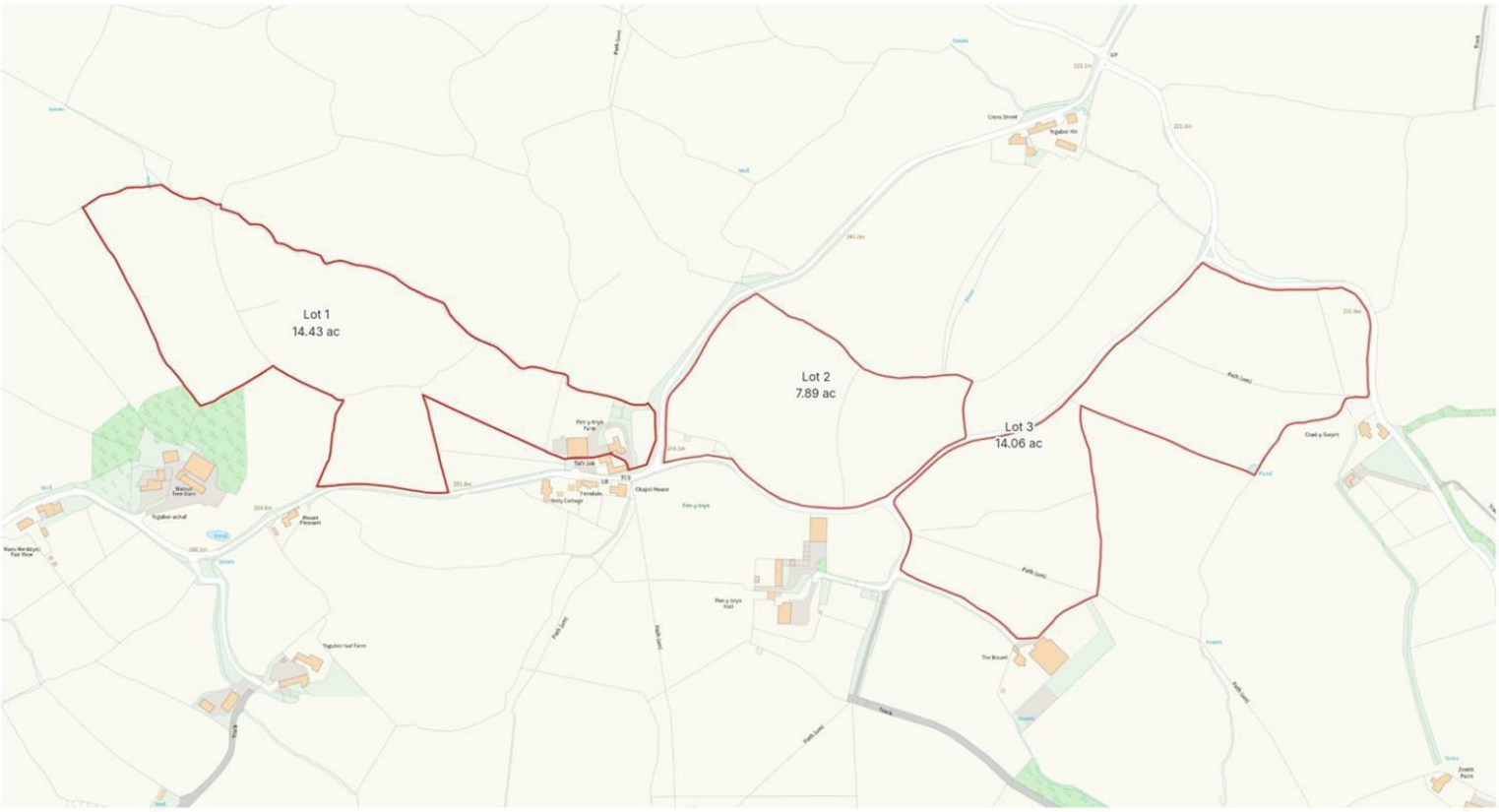
BUYER'S PREMIUM

A buyer's premium of £200 plus VAT (Total = £240) will apply to each Lot. This sum will be payable by the successful purchaser(s) on the evening of the auction.





Land App



Produced on Land App, May 21, 2026.
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100 m
Scale 1:4700 (at A4)
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JONES PECKOVER
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The Property Ombudsman SALES
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