



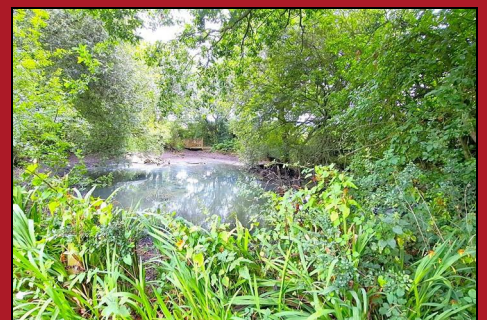
# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Moranedd, Picton Road, Penyffordd, Holywell, CH8 9JQ

- Substantial Detached Property
- Spacious and Versatile Accommodation
- In need of renovation
- For Sale by Public Auction
- Approximately 2.5 Acres of Level Land
- Panoramic Coastal Views
- Viewing essential
- 15th April 2026 at 6.30pm

A substantial detached property in approximately 2.5 acres with unrivalled estuary views and having exceptionally versatile and spacious accommodation.

Located on Picton Road in the charming village of Penyffordd, Holywell, this substantial detached house offers a unique opportunity for those seeking a property with land and potential. The residence boasts an impressive footprint, making it ideal for families or those wishing to create a separate annex for guests or extended family, or indeed the property would lend itself ideal for further development subject to planning

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at The St. Asaph Cricket Club, The Roe, Saint Asaph LL17 0LU on WEDNESDAY 15TH APRIL 2026 at 6.30PM (subject to conditions)

VENDORS' SOLICITORS: Ben Whiting of Gamlins Law, Morfa Hall, Bath Street, Rhyl, LL18 3EB.

### SITUATION

Occupying a prime position within the village of Penyffordd and enjoying panoramic coastal views of the Dee Estuary, Hilbre Island and the Wirral, the property is conveniently midway between Prestatyn and Holywell, both approximately 6 miles distant and offering a comprehensive range of shopping, schooling and leisure amenities. The A55 Expressway is equally within easy reach providing excellent links to Chester and beyond.

### THE PROPERTY

Set within approximately 2.5 acres of land, this property is complemented by a number of outbuildings and pond, providing ample space for outdoor activities and ideal for those with equestrian interests. The stunning views over the Dee Estuary add to the appeal of this remarkable home.

While the property is in need of renovation, it presents a blank canvas for buyers to personalise and transform into an impressive residence. The generous layout and expansive grounds offer endless possibilities for reconfiguration and enhancement, allowing for a bespoke home tailored to individual tastes. The ground floor provides for 6 generous rooms and bathroom whilst the first floor also provides 6 rooms and additional bathroom. Ample ancillary outbuildings adjoin the property.

The grounds comprise of lawned gardens and flower borders and a gravel driveway provides off-road parking and gives access to the carport and garage. The land lies to the rear and side of the

dwelling and comprises of a level grass paddock and pond. The land enjoys direct access from the property together with an additional gated access to the east.

Numerous outbuildings lie within the boundary providing ample storage and offering excellent versatility for the provision of stables or animal housing.

This is a rare opportunity to acquire a property that combines space, potential, and breathtaking views in a desirable location. Whether you are looking to invest in a family home or a project with significant scope for development, this property on Picton Road is not to be missed.

### COUNCIL TAX BAND G

### SERVICES

All mains services are connected. Gas fired central heating.

### CONTRACT OF SALE (D)

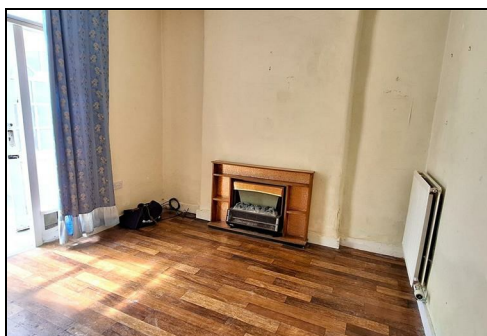
The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the 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.

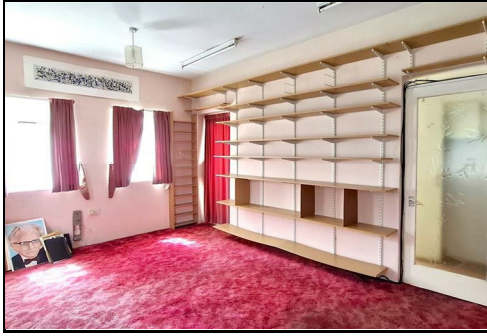
### IMPORTANCE NOTICE (D)

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.

**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.

**BASIC PAYMENT SCHEME OR SUSTAINABLE FARMING SCHEME**

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.

**BOUNDARIES**

The purchaser(s) shall be deemed to have full knowledge of all the boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars of sale or plan, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
	EU Directive 2002/91/EC	
	England & Wales	

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

