



FOR SALE

Specimen Fishing Complex and Substantial Residence
Pen Y Ffrith, Mold, Denbighshire, North Wales

AVAILABLE ASSETS

- 7,000+ sq ft Residential Accommodation
- 7 Luxury fishing cabins
- 3 Specimen & coarse lakes
- 17 Acre Site

SUMMARY

- » Exciting new leisure facility in North Wales
- » Situated in the Clwydian Hills with spectacular views
- » Significant income & expanding business
- » In excess of 7,000 sq ft of modern residential accommodation
- » Seven luxury fishing cabins
- » Three specimen & coarse lakes
- » Site extending to 17 acres

LOCATION

The Property is situated in a stunning rural location in the foothills of the Clwydian Hills, close to the villages of Llanarmon-yn-Ial and Llandegla, 4 miles from Ruthin, 7.5 miles from the town of Mold and 8 miles from Wrexham. Liverpool and Manchester are within 60 to 90 minutes drive.

The local area benefits from a wealth of outdoor leisure and visitor attractions including; Fauxdegla Shooting Ground (2 miles), RSPB visitor centre at Coed Llandegla forest (home to black grouse), a number of golf clubs and Chester Zoo (15 miles). The riverside town of Llangollen (6 miles) and the Dee Valley are within easy reach, together various national trust properties including Chirk Castle.

The site lies within an area due to be designated as a new national park based on the existing Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). The area is renowned for its scenic walks along Bryn Alyn and the Clwydian Range including Moel Famau and the famous Offa's Dyke path.

DESCRIPTION

Pen Y Ffrith is an exciting new leisure complex developed by the current owners as a purpose built holiday and fishing destination with a modern five bedroom residence set within 17 acres of lakes and meticulously landscaped grounds.

The man-made lakes extend to a total water area of 6.2 acres with 7 cabins specifically equipped for modern specimen fishing. The lakeside cabins are positioned to maximise the angling experience, providing space and privacy. Stocked with coarse fish species with an impressive stock of specimen carp up to around 45lbs.



THE DWELLING

An expansive modern residence positioned overlooking a quiet corner of the site with views over the Clwydd hills. The five bedroom and five bathroom dwelling provides over 7,000 sqft of luxury accommodation and includes a master bedroom suite, fully integrated kitchen with an extensive range of bespoke units and marble worktops. A large sun room and extensive terrace, together with a wood-panelled snooker room with aquarium wall and bar. In addition is a spa suite including a swim spa pool, sauna pod and access to a room which could be a gym, wet room and WC.

OUTSIDE

A substantial gated driveway, with large car parking area and carport. Situated behind the main dwelling is a one-bedroom chalet and additional store.

INCOME

The fishery is operated on a booking basis, with and without the cabins. The business is still in its relative infancy having only been fully operational from early 2025 but is displaying rapid growth. Existing and projected income figures available upon request.

PLANNING

The fishery benefits from planning permission for current uses, with permission for a total of 7 anglers' cabins.

SERVICES

The property benefits from mains electricity and water connection with a private drainage system. Oil fired central heating.

OUTGOINGS

Council Tax Band G
Business Rates - £Nil

WEBSITE & SOCIAL MEDIA

Facebook: Pen Y Ffrith Carp Fishery





AGENTS' NOTES

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks.

Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with Fenn Wright.

Important Notice

Fenn Wright & Fine and Country for themselves and the Vendor of this property whose Agents they are, give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct.

Any intending purchaser/s 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. No person in the employment of Fenn Wright has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

ENERGY PERFORMANCE

Dwelling - EPC rating E

LOCAL AUTHORITY

Denbighshire County Council

DIRECTIONS

Available from the agents prior to viewing.

Postcode: CH7 4QX

Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!







30m 60m 90m





VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SELLING AGENTS:

Fenn Wright Water & Leisure

1 Tollgate East
Stanway
Colchester
CO3 8RQ

Tom J Good BSc (Hons) MRICS

E: tjg@fennwright.co.uk
M: 07860427054

Fine & Country North Wales

Tom Carter

T: 07855 834282
E: tom.carter@fineandcountry.com



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

