



FOR SALE BY AUCTION

Cefn Holdings, Cefn Lane, Bagillt, Flintshire, CH6 6ET

83.71 acre (33.88 ha) farm, with house and range of outbuildings. Available for sale in three lots by public auction on Wednesday 29th April 2026



ATCHAMS
CHARTERED SURVEYORS

www.atchams.co.uk



Cefn Holdings, Cefn Lane, Bagillt, CH6 6ET
83.71 acre farm with house and range of outbuildings.
For Sale in three Lots by online public auction

Guide Price
£500,000 (Lot One, House Buildings and 25.86 acres)
£160,000 (Lot Two, 15.78 acres)
£420,000 (Lot Three, 42.07 acres)

- Detached 5-bedroom house in need of complete renovation
- Range of agricultural buildings
- Excellent location for regional transport network
- EPC Band G
- **Lot 1** – House, buildings and 25.86 acres of Land; **Lot 2** – 15.78 acres of land and **Lot 3** – 42.07 acres of land
- For sale by **Online Auction** on **Wednesday 29th April 2026 at 17.30**
- **Enquiries through Atchams. Contact Gareth Lay 07399 184 807**

Cefn Holdings, Cefn Lane, Bagillt, CH6 6ET – 83.71 acre farm for sale in three lots by Public Auction

LOCATION

Nestled in the picturesque Flintshire countryside, this property enjoys a peaceful setting just off a quiet country lane near the village of Bagillt. Ideally positioned just 2.5 miles from the market town of Holywell and 17 miles from the historic city of Chester, both of which offer a wide range of amenities including hospitals, schools, shops, and public transport links. The A55 is also easily accessible, providing excellent connectivity across North Wales and beyond.

DESCRIPTION

Cefn Holdings presents an opportunity to acquire a detached rural property with significant potential extending in total to approximately 83.71 acres (33.88 hectares), available for sale in three lots.

This property hosts a selection of both modern and traditional farm buildings set within a yard area (lot one).

The land is laid to pasture and has been used for livestock grazing. With gently rolling topography and grade 3 and 4 soil quality, the land may also be suitable for arable cropping. Additionally, the property features a part of Wat's Dyke adding to its natural and historic appeal.

The residential property includes a detached five-bedroom house, offering approximately 148 square meters (1593 square feet) of living space. The home is in need of extensive modernisation and improvements. Services have not been tested. EPC Band G.

The farm buildings are located in the yard to the north of the residential accommodation. The farm was formerly a dairy unit. The buildings can be described as follows:

- Half round dutch barn
- Brick and tile former dairy.
- Half round dutch barn with lean to
- Mono pitch timber frame livestock shed
- Steel framed cubicle shed with lean to either side
- Earth side slurry lagoon
- Concrete side 5 bay silage pit
- Steel framed dairy

The residential property was initially built as two houses and has been used as one single dwelling for the last 50 years. It has five bedrooms. It is in need of complete modernisation and improvement. The house is not listed.

LAND

The land spans approximately 83.71 acres (33.88 hectares), laid entirely to permanent pasture.

Accessible from the main farmyard and via gateways off the surrounding country lanes. With gently rolling topography, it is ideally suited for both grazing. It is bounded by hedgerows and fences.

Lot 3 includes some areas of land which are scheduled as Ancient Woodlands.

ACCESS TO THE PROPERTY

The holding can be accessed directly off the quiet country lane known as Cefn Lane which is owned by Flintshire County Council.

In respect of Lot 3, there will be a right of way to access the land over the property known as Swyn Y Gwynt. There is an existing right of access over Lot 3 in favour of the owners of the residential/farm property known as Coetia Llwyd. #

There are public rights of way which cross the land, namely FL8, FL15, FL16 and FL29. The rights of way in Lot 3 include Wat's Dyke.

OCCUPATION MATTERS

As at the date of marketing (March 2026) Lot 3 is affected by unauthorised occupation by the owner of a neighbouring property. This has been an ongoing matter since April 2025, and formal measures have been taken to secure vacant possession.

Further Details about this issue can be obtained from the selling agents.



SERVICES

Mains Electricity and Mains Water are connected. Drainage from the house is to a septic tank located on the property. Meters for Electricity are located on the subject property and the water meter and stop tap for the property are located close to the house. None of the services have been tested. Atchams can therefore provide no guarantees as to their availability, compliance with regulations or quality.

TENURE AND POSSESSION

The property is offered for sale with Freehold Tenure and Vacant Possession (where possible) on all parts upon completion.

AUCTION DETAILS

The property is to be sold by Online Public Auction.

The Online Auction will be hosted by Town and Country Auctions <https://www.townandcountrypropertyauctions.co.uk/search> on **Wednesday 29th April 2026** with bidding opening at 17.30. All interested bidders will need to register in advance. A legal pack to include sale contract will be available 4 weeks prior to the auction date. Packs can be requested from the vendors' agents.

BASIC PAYMENT AND ENVIRONMENTAL SCHEMES

There are no Entitlements included in the sale. As far as the Vendor is aware, the holding is not within any Environmental Stewardship Schemes. Part of Lot 3 and part of lot 1 is subject to a Scheduled Ancient Monument, being Wat's Dyke Way.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	

VIEWINGS – 3 OPEN DAYS

Viewings are only available on the specified viewing dates. The following viewing dates are available:

Wednesday 25th March 2026 9am to Midday

Thursday 9th April 2026 9am to Midday

Friday 24th April 2026 8am to 11am

If necessary other viewings outside of the viewing days can be made by appointment with the sole agent Atchams, Holly Farm, Wolverley, Shrewsbury, SY4 5NQ. Contact Gareth Lay Tel: 07399 184 807.

LEGAL DOCUMENTS AND COSTS

The purchaser is to be responsible for their own legal and professional costs associated with the purchase. The purchaser will be required to make a contribution towards the vendors' legal costs of £1,500 per lot for each purchaser who is successful in their bid. (VAT is not applicable). Should the vendors' solicitors undertake local authority searches, these will be charged in addition, at cost.

Buyers will be subject to a buyers premium of 1.25% on the purchase price.

VAT

VAT is not applicable on the sale price.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared and is attached to the Sales Particulars. It is banded with a G rating.

GUIDE PRICE

The agents suggest a guide of £500,000 (Five Hundred Thousand Pounds) for Lot 1; £160,000 (One Hundred and Sixty Thousand Pounds) for Lot 2; and, £420,000 (Four Hundred and Twenty Thousand Pounds) for Lot 3. Potential purchasers are invited to make offers (bid) at an appropriate level at their discretion.

PLANNING

As far as the vendors are aware there is no recent planning history associated with the property. Any purchasers will be responsible for carrying out their own planning searches.

The Local Authority is Flintshire County Council, County Hall, Mold, CH7 6NB.

UPLIFT CLAUSE

The property will be sold subject to an uplift clause where if the purchaser gains planning or develops the property for a non-agricultural/equestrian use, the vendors reserve the right to claim 30% of the uplift for the next 25 years. Full details of the uplift can be obtained from the vendors' agent and will be available within the contract pack.

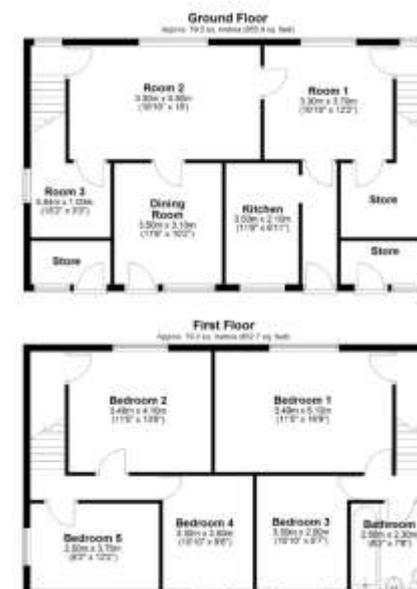
SOLICITOR AND CONTRACT PACK

The Contract pack is available by request from the Vendor's agent.

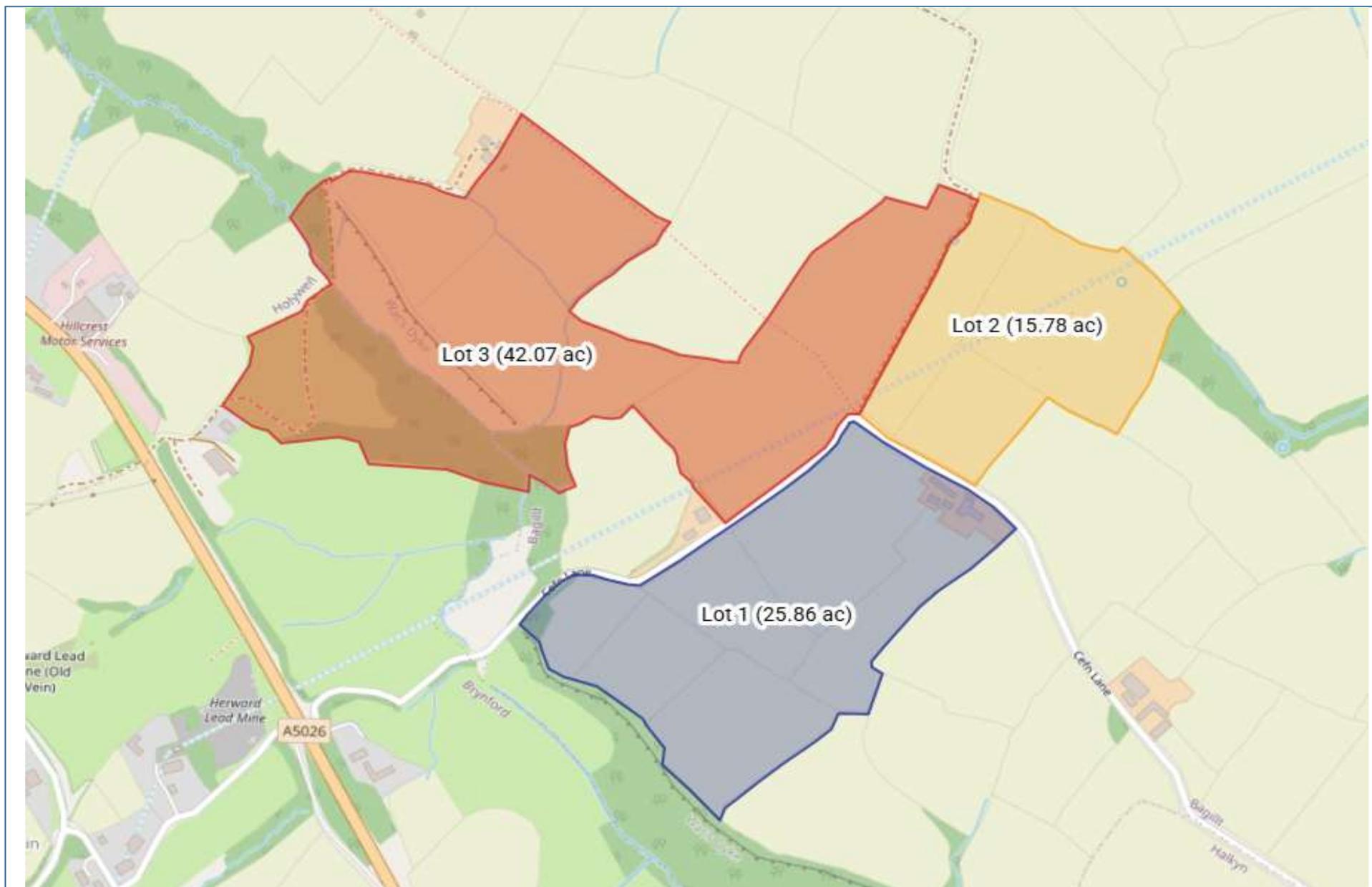
IDENTIFICATION CHECKS

In accordance with New Money Laundering Obligations for UK Property Transactions: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, prospective buyers must provide two forms of identification prior to submitting an offer, which will be checked and verified by the selling agents and auctioneers.

Sale particulars prepared March 2026. Images Taken September 2025.

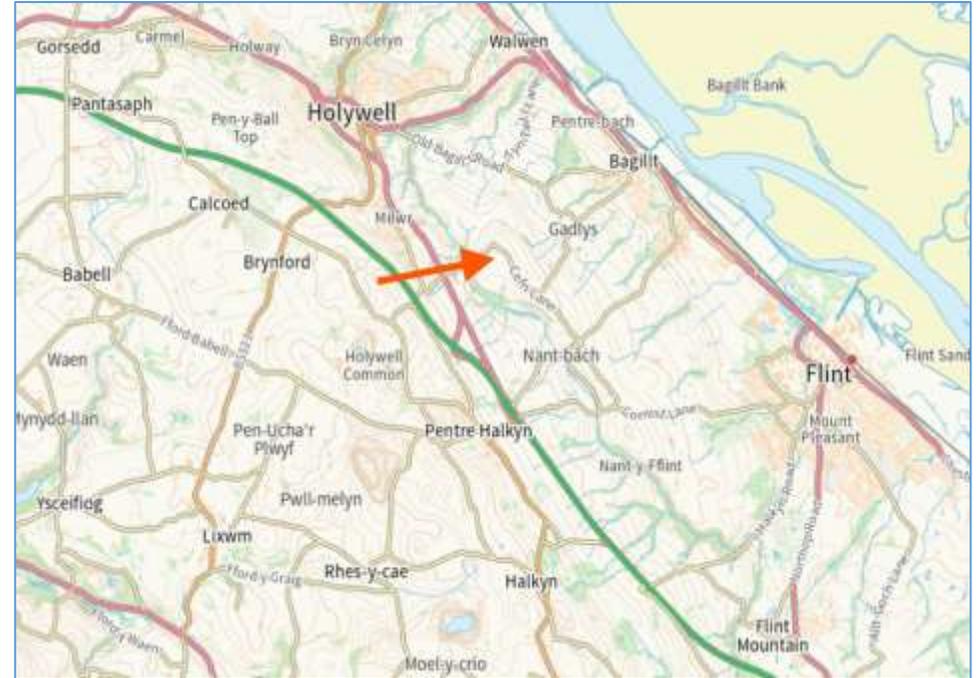


Cefn Holdings, Cefn Lane, Bagillt, CH6 6ET – 83.71 acre farm for sale in three lots by auction



All dimensions are approximate and the plans provided are for identification only.

Cefn Holdings, Cefn Lane, Bagillt, CH6 6ET – 83.71 farm for sale in three lots by auction



Atchams, Holly Farm, Wolverley, Shropshire SY4 5NQ

Gareth Lay

gareth.lay@atchams.co.uk
07399 184 807

David Lancaster

David.lancaster@atchams.co.uk
07399 184 808

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Atchams has made every effort to attempt to ensure that the particulars and other information provided are as accurate as possible and the particulars are not intended to amount to advice given, which you should rely upon as being factually accurate. Some images may have been taken using wide angle lenses. The reader should not assume that the property has all necessary planning, building regulations or any other consents and Atchams have not tested any services, facilities or equipment. All measurements and distances given are approximate. Atchams, its employees and anyone instructed on their behalf cannot offer warranties or guarantees, whether expressly or implied in relation to the property, or the content of these particulars is accurate, complete or up to date. The photographs provided represent part of the property as it appeared at the time they were taken. All rentals and prices are quoted exclusive of VAT (which may be charged in addition) unless otherwise stated. Should you require any further information, please contact us info@atchams.co.uk Atchams Limited (Co Reg 11793641) whose registered address is Holly Farm, Wolverley, Shropshire, SY4 5NQ. Atchams is regulated by RICS. Your statutory rights are not affected by this notice.

Prospective purchasers will be asked to produce identification of the intended purchaser and other documentation in order to support any conditional offers submitted to the vendors. Atchams offers no liability of any type arising from the purchasers delay or other lack of co-operation. We may hold purchaser's names on our database unless you instruct us otherwise.

Further details of the property at www.atchams.co.uk/property