

THE  
COPPER BEECHES  
FLINTSHIRE

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*An Historic Landmark, Reborn*

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*The Copper Beeches recaptures the character  
and majesty of the original Victorian structure,  
blending it effortlessly with the finest standards  
of 21st century luxury living.*

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**Paul McCrory**

Managing Director, McCrory Holdings







# Grade II-Listed Heritage Meets Contemporary, Bespoke Living

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Breathing new life into a forgotten Victorian landmark, The Copper Beeches is a stunning collection of 80+ luxury apartments, perfectly situated in the heart of the North Wales commuter belt and overlooking the Dee Estuary.

Located on the site of the former Llesty Hospital, breath-taking Victorian architecture has been carefully restored to create one of the most impressive new developments in the region.

*Take your place in this  
iconic project...*

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# A Forgotten Victorian Landmark

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Originally opening as a Victorian workhouse, Llesty Hospital was built between 1838 and 1840. The original site saw the addition of a number of buildings from the 1860's through to 1902, including a chapel to its south-east corner.

When workhouses were abolished in 1930, new legislation enabled local authorities to convert these buildings into municipal hospitals. By 1948, Llesty was part of the NHS and became known as Llesty General Hospital. Sitting atop a hill overlooking the town, Llesty served the people of Holywell for 60 years, before closing its doors in 2008 following the opening of the new Holywell Community Hospital.

Since its closure, and following several false dawns, this magnificent Grade II-listed building fell into significant disrepair. Locals despaired at the loss of a vital part of Holywell's heritage.

In 2018, McCrory Developments bought the Llesty site, with the vision of creating a stunning new development of modern, luxury homes, while promising to conserve the original buildings and Victorian architecture.





## Restoring The Past Building The Future

The result is The Copper Beeches, one of North Wales' most impressive restoration projects ever undertaken. Four of Llesty's original buildings, including the chapel, have been saved, while a further four newly-constructed buildings sit to the north of the site.

Drawing on almost 30 years of restoration and masonry experience, McCrory has carefully maintained many of the original site's oldest and most iconic architectural features:

- The original chimney has been restored, as have the glass windows of Llesty's chapel
- The distinctive stonework has been cleaned and re-pointed, while the original sandstone has been rebuilt
- A small number of original roof slates have been saved, with newly sourced slate specifically chosen to provide the most visually similar look to the original slates.

The Copper Beeches recaptures the character and majesty of the original Victorian structure, blending it effortlessly with the finest standards of 21st century luxury living.



# A Location Without Compromise

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In the town of Holywell, The Copper Beeches lies just 2.5 miles off the North Wales Expressway, the main commuter route for people travelling to Chester, Liverpool, Wrexham and other major hubs in North Wales and North-West England.

A place where charming countryside makes city working easily accessible, The Copper Beeches offers families a place to grow and enjoy all that beautiful Flintshire has to offer. From the gated community offering onsite social space and landscaping, you're only ever a stones throw away from local parks and waterfronts, rural gastro pubs and restaurants and world famous landmarks.

A location steeped in history, the development is ideally located not just for work travel but within a convenient distance to some of Britain's most beautiful costal destinations including Anglesey, Abersoch and the stunning Snowdonia National Park.

## < 30 MINS BY CAR

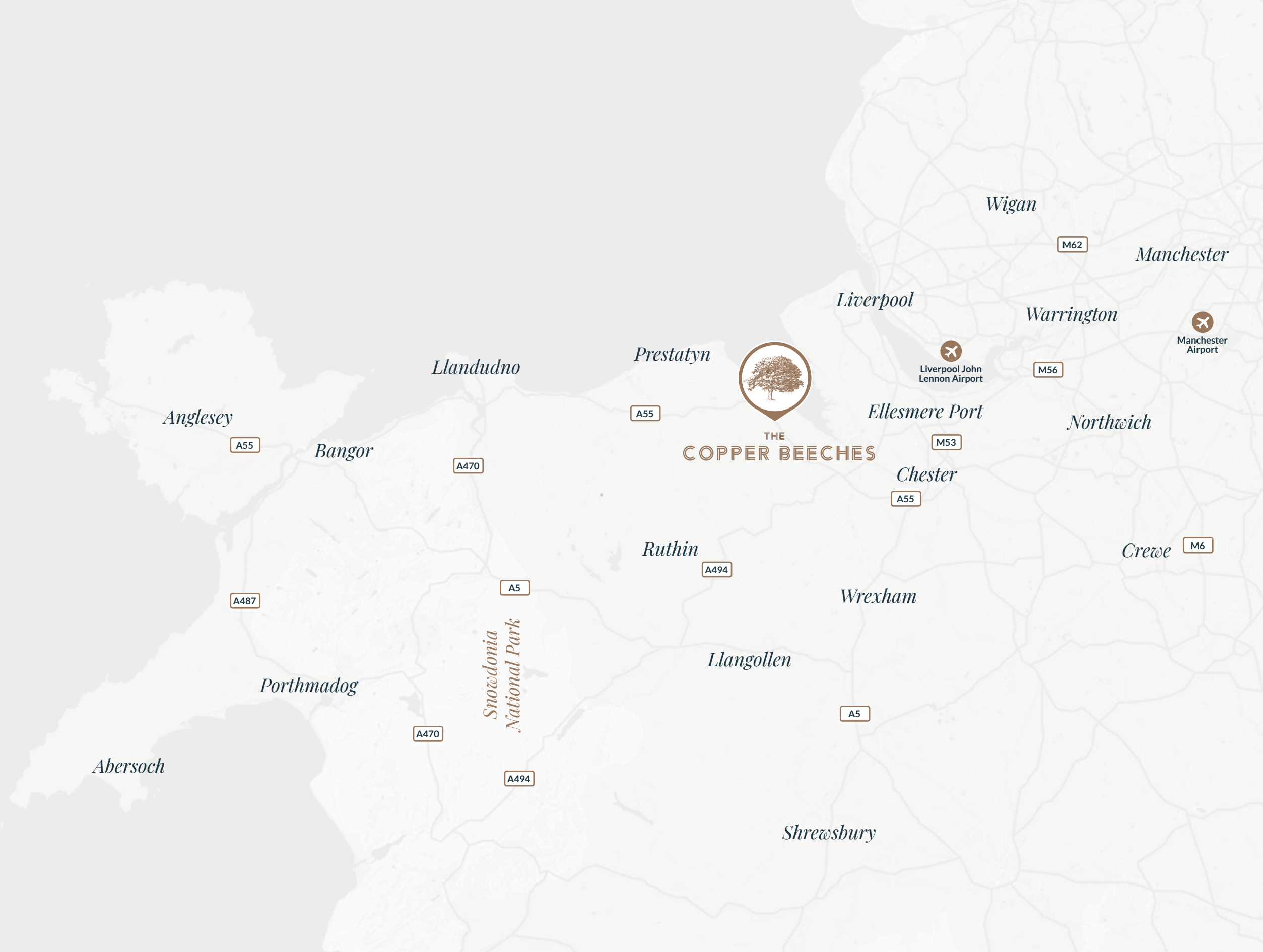
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|                              |         |
|------------------------------|---------|
| North Wales Expressway (A55) | 4 mins  |
| M56                          | 21 mins |
| Chester                      | 25 mins |
| M53                          | 28 mins |
| Ellesmere Port               | 30 mins |

## < 1 HR BY CAR

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|                    |         |
|--------------------|---------|
| Wrexham            | 35 mins |
| Runcorn            | 39 mins |
| Warrington         | 39 mins |
| Liverpool          | 49 mins |
| Manchester Airport | 50 mins |



*Anglesey*

A55

*Bangor*

A470

*Llandudno*

*Prestatyn*

A55



THE  
COPPER BEECHES

*Liverpool*

Liverpool John  
Lennon Airport

*Ellesmere Port*

M53

*Chester*

A55

*Warrington*

M56

*Northwich*

Manchester  
Airport

M62

*Manchester*

*Ruthin*

A494

*Crewe*

M6

*Wrexham*

A5

*Llangollen*

*Shrewsbury*

*Snowdonia  
National Park*

*Porthmadog*

A470

A494

A487

A5

*Abersoch*

# Local Facilities

## Shopping

|                                       |            |                   |
|---------------------------------------|------------|-------------------|
| Lidl Holywell                         | 0.5 miles  | 10 minutes' walk  |
| Tesco Superstore Holywell             | 0.6 miles  | 11 minutes' walk  |
| Broughton Shopping Park               | 14.4 miles | 20 minutes by car |
| Cheshire Oaks Designer Outlet Village | 19.2 miles | 26 minutes by car |

## Schools

|                                |           |                  |
|--------------------------------|-----------|------------------|
| Ysgol Treffynnon High          | 0.7 miles | 14 minutes' walk |
| Ysgol Maes Y Felin Primary     | 0.9 miles | 17 minutes' walk |
| St Winefrides Catholic Primary | 0.9 miles | 17 minutes' walk |

## Universities

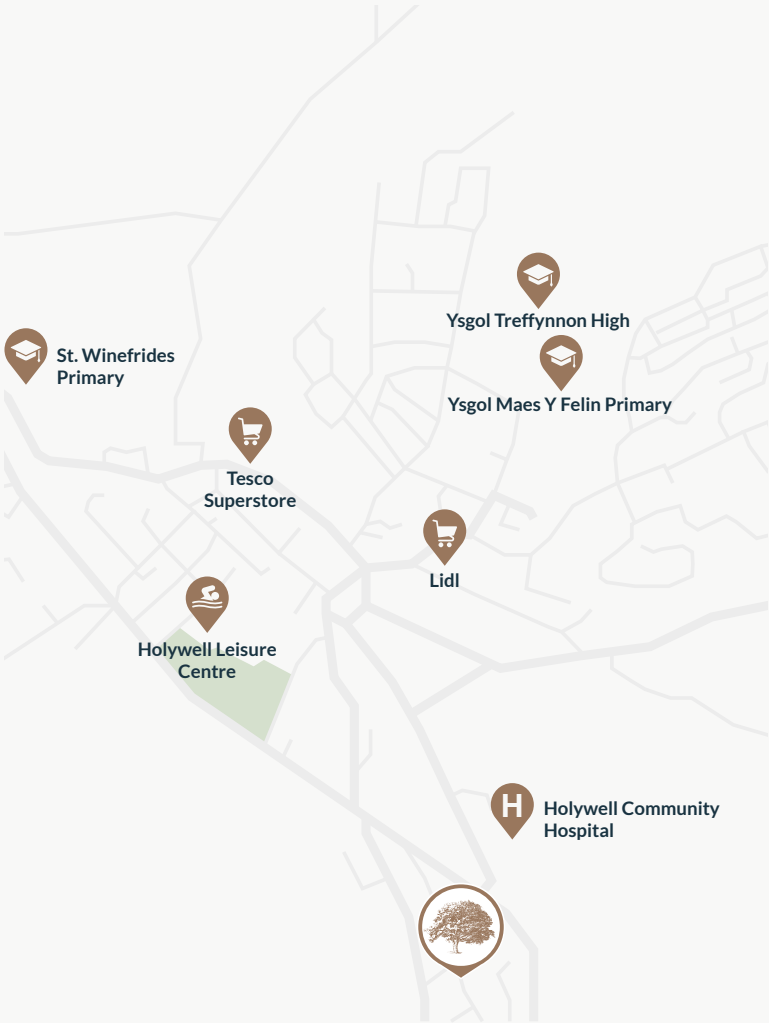
|                            |            |                   |
|----------------------------|------------|-------------------|
| University of Chester      | 19.2 miles | 26 minutes by car |
| Glyndwr University Wrexham | 25.5 miles | 31 minutes by car |

## Hospitals

|                           |           |                 |
|---------------------------|-----------|-----------------|
| Holywell General Hospital | 0.5 miles | 9 minutes' walk |
|---------------------------|-----------|-----------------|

## Health & Fitness

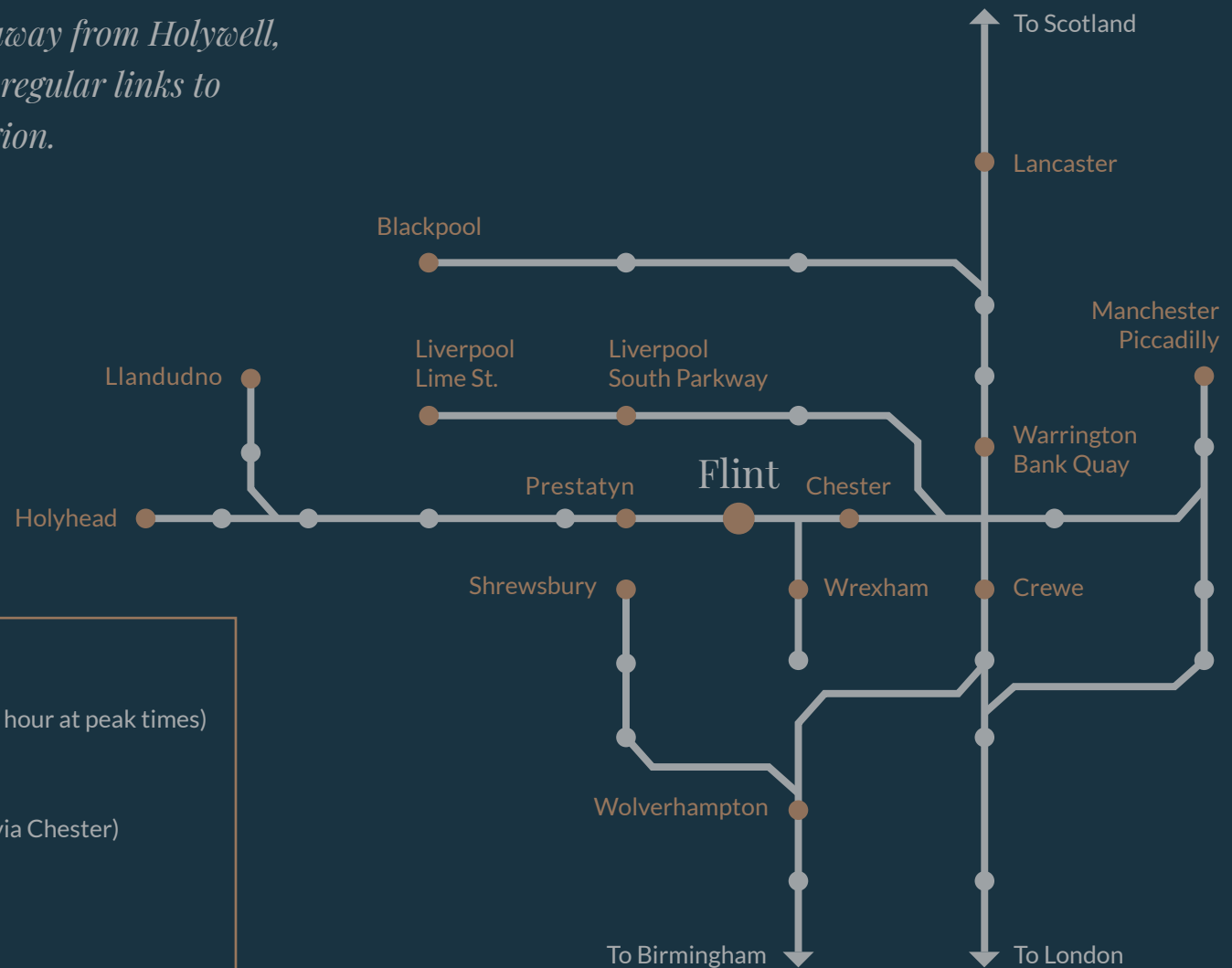
|                         |           |                  |
|-------------------------|-----------|------------------|
| Holywell Leisure Centre | 0.5 miles | 11 minutes' walk |
|-------------------------|-----------|------------------|





# Rail Connections

*Flint station, located just five miles away from Holywell, serves the town with fast, direct and regular links to major towns and cities across the region.*



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# The Development

## Address

Old Chester Road, Holywell, Flintshire. CH8 7RL

## Properties

80+ Luxury Residential Homes

Mixture of 1, 2 & 3 bed properties

## Prices From

£139,999

## Full Completion

2021

## Financing Options

Fully mortgageable

Help to Buy - Wales (as little as 5% deposit)

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Cefnogir gan  
Lywodraeth Cymru

Supported by  
Welsh Government















*\* CGIs for illustration purposes only and may be subject to change*





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# Specification

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## Kitchens

- Howdens Dove Grey with contemporary worktop
- Fan assisted oven
- Hob and integrated extractor fan
- Integrated fridge freezer
- Integrated dish washer
- Washer dryer

## Bathrooms

- Fully fitted with contemporary fittings
- Towel rail

## Heating

- Electric wall heaters

## Electrics

- Telephone point to living room area
- TV points to living room and bedrooms
- Sky pre-wiring to all TV points
- Contemporary white switch plates and sockets

## Flooring

- Luxury soft pile carpet to all bedrooms

- Tiling to bathrooms
- Luxury vinyl tiles to living room, kitchen and hallway areas

## Finishes

- Internal doors with satin chrome ironmongery

## External

- Heritage windows
- Lime pointed stone façade
- Multiple Bin Stores
- Parking spaces
- Cycle stores

## Parking

- Secure parking

## Safety and Security

- Fob access for electronic main gate and communal entrances
- Door intercom system from communal entrances to apartment
- All apartments to have a full sprinkler system



# Masterplan

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## Block A

The Chapel at The Copper Beeches

## Blocks B, C & D

The Courtyard at The Copper Beeches

## Block E

Lluesty Lodge at The Copper Beeches

## Block F

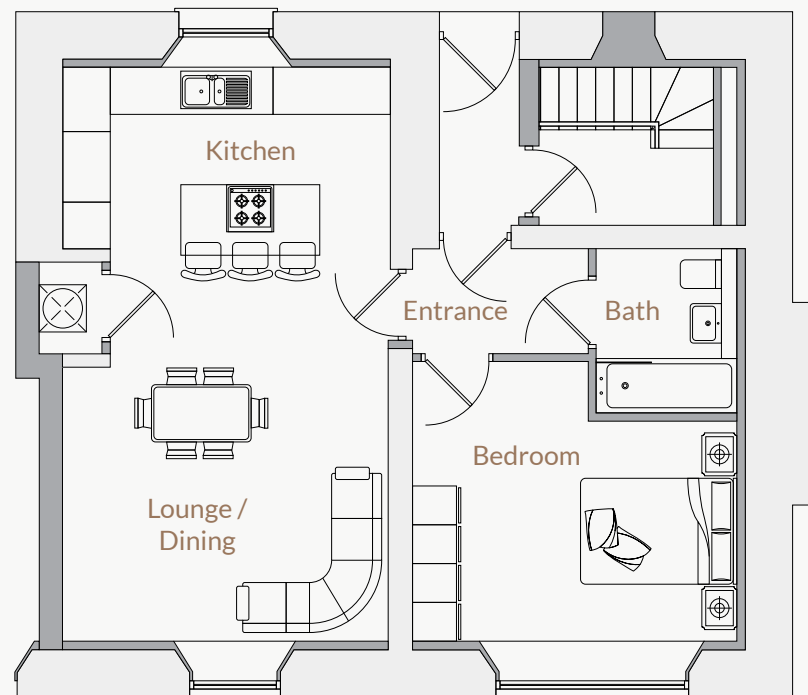
Lluesty Place at The Copper Beeches



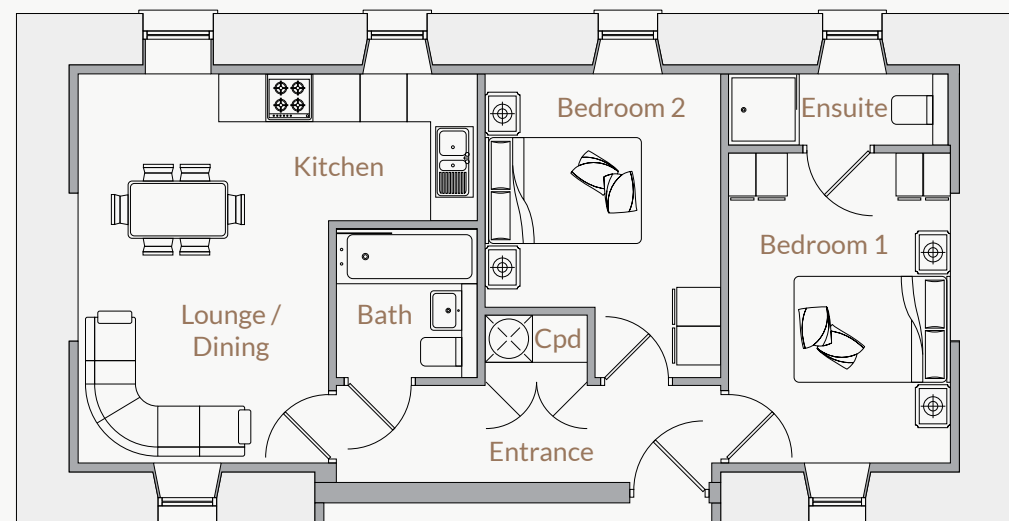
# Floor Plans

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One Bedroom



Two Bedroom



# A secure environment where families can thrive

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A location steeped in history, the development is ideally located not just for work travel but within a convenient distance to some of Britain's most beautiful costal destinations including Anglesey, Abersoch and the stunning Snowdonia National Park.

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makes city working easily accessible...*

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# Offering First Time Buyers The Help They Deserve

## What Is Help To Buy?

Help to Buy – Wales provides a shared equity loan to buyers of new-build homes. The scheme supports the purchase of homes up to £300,000.

With Help to Buy – Wales:

- You must provide a 5% deposit
- The scheme provides a shared equity loan of up to 20% of the purchase price
- You must take out a repayment mortgage to cover the remaining amount

### Financial Example for a property worth £200,000

|                          |          |
|--------------------------|----------|
| Cash Deposit (5%)        | £10,000  |
| Shared Equity Loan (20%) | £40,000  |
| Your Mortgage (75%)      | £150,000 |



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\* information provided by <https://gov.wales/help-buy-wales>

\*\* For further information on this fantastic scheme, please contact our office

# A Soaring Economy & Large Regional Growth

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Over the last 20 years, Flintshire has become a major Welsh and UK economic centre and at its heart is a thriving manufacturing industry. 34% of all jobs in Flintshire are in the manufacturing sector, with one of the largest employers in the area, Airbus, employing over 7000 people. Its factory at Broughton is regarded as the largest manufacturing plant in the UK, as one of only two centres in the world capable of building 'big wings' for the civil aviation industry. Flintshire is also an important centre for retail and leisure, too. Broughton Shopping Park, conveniently located just off the A55 on the Wales / England border, provides a phenomenal £55 million each year to the local economy.

Together with its neighbouring authority areas of Chester, Wrexham and Denbighshire, Flintshire is part of one of the most buoyant economic sub regions in the UK. Located just 18 miles from Holywell, Chester is a major centre of commerce and industry. In recent years, data from the Office for National Statistics show that Cheshire West and Chester has boasted the highest level of economic growth of any local authority in England and Wales.

Wrexham, just a 35 minutes' drive from Holywell, is the largest town in North Wales. It's also a key centre of education, with Glyndwr University home to almost 6,500 students. Wrexham Industrial Estate is one of the largest in Europe, employing around 8,000 people. It is home to a number of leading global companies including Barclays Bank, JCB & Kellogg's.

## Property Prices in Flintshire Among the Highest in Wales

*Land Registry data shows that every county in North Wales has seen property prices increase over the past 12 months (September 2018-September 2019).*

*According to Principality's latest market research, property price growth in Wales is highest in the north-east corner of North Wales.*

## Wales House Price Growth Outperforming the UK Average

*According to Nationwide, Wales had higher year-on-year property price growth in the year to November 2019 (3%) than the UK as a whole (0.2%).*

*In March 2019, 40% of Welsh surveyors responding to a RICS survey stated that they expect prices in Wales to grow over the next 12 months*

# Strong Property Returns

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Premium properties. A prime location. An area that’s delivering strong growth for investors and property buyers like you. The Copper Beeches will become one of the most desirable places to live in the UK.

With strong local market projections and buoyant commercial and economic growth, it is perfectly positioned to help you achieve among the highest long-term returns in the region.

| One Bedroom                           |   |
|---------------------------------------|---|
| Price                                 | £139,999                                  |
| Guaranteed rental yield for year 1    | 7% (£9,799.93)                            |
| Expected capital growth on completion | 10% (£13,999.90)                          |
| Expected year on year growth          | 2-3% (£20,999.85 over 5 years)            |
| Expected minimum rental yield         | 5% (£34,999.75 over 5 years)              |
|                                       |   |
| Total return                          | £79,799.43<br>(55-60% total expected ROI) |

| Two Bedroom                           |   |
|---------------------------------------|---|
| Price                                 | £158,445                                  |
| Guaranteed rental yield for year 1    | 7% (£11,091.15)                           |
| Expected capital growth on completion | 10% (£15,844.50)                          |
| Expected year on year growth          | 2-3% (£23,766.75 over 5 years)            |
| Expected minimum rental yield         | 5% (£39,611.25 over 5 years)              |
|                                       |   |
| Total return                          | £90,313.65<br>(55-60% total expected ROI) |



# The Developer Behind This Unmissable Opportunity

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The McCrory Holdings group of companies are some of the most established construction businesses in the UK, some of which formed nearly 30 years ago founded by our Managing Director, Paul McCrory.

Originally opening as a Brickwork company in 1993, Paul and his leadership team have established expertise in every stage of the build process and have become one of the North Wests leading Construction Groups having worked on some of the UK's most prestige projects.

With our headquarters in Manchester, our philosophy is based on excellent working relationships with our clients, employees and supply chain. The company has thrived on professional integrity and our commitment to high quality in all that we do.

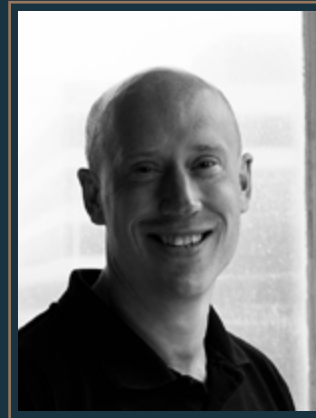


# Project Delivery Team

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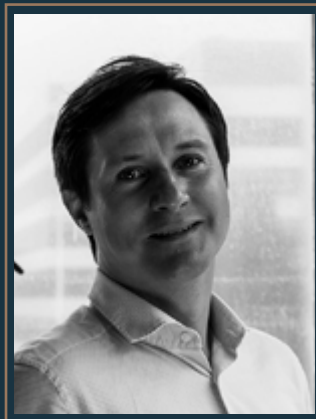
Paul McCrory  
Managing Director



Andrew Graham  
Project Manager



Chris Fish  
Head of Operations



Joe Wolfenden  
Commercial Manager



Adam Ross  
Head of Sales & Marketing



Dean Baker  
Head of Architecture & Design

*“The team here at McCrory Holdings are our strongest asset. Our colleague’s commitment to the group’s success is astonishing with some members having been here for over 20 years.”*

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**Paul McCrory**

Managing Director, McCrory Holdings

**McCrory**  
HOLDINGS





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## Enquiries

Tel: 0161 491 3342

[www.thecopperbeeches.co.uk](http://www.thecopperbeeches.co.uk)

