



HALGHTON GROVE

PENLEY | WREXHAM | LL13 0LS





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Ellesmere 5 miles | Wrexham 9 miles | Chester 23 miles
(all mileages are approximate)

A WELL SITUATED LIVESTOCK FARM

Substantial three storey farmhouse with great potential to modernise
Extensive range of traditional and more modern farm buildings
Excellent pastureland in two principal parcels

Extending, in all, to around 82.42 acres (33.35 hectares)



Ellesmere Office

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Viewing by appointment only

GENERAL REMARKS

Halghton Grove is a superbly situated livestock farm in a noted farming district just outside the well known village of Penley.

The farm comprises a substantial three storey period farmhouse residence, which offers great potential for modernisation, improvement and/or extension (subject to planning permission), a range of traditional farm buildings, together with an extensive range of more modern Livestock Housing and feeding buildings and good quality farmland, in two principal parcels, extending, in all, to approximately 82.42 acres, or thereabouts.

Farms such as this do not come on the market in this area very often, so it should be noted by farmers, those with equestrian interests or even those just looking for a first class country residence in such a rural, yet convenient setting.

SITUATION

Halghton Grove is situated just outside the well known local village of Penley which has noted primary and secondary schools, a parish church and a local village store. However, the north Shropshire lakeland town of Ellesmere (5 miles) is within a short drive and offers an excellent range of local Shopping, Recreational and Educational facilities. The larger centres of Wrexham (9 miles) and the county towns of Shrewsbury (21 miles) and Chester (23 miles) are within easy motoring distance, all of which, have a more comprehensive range of amenities of all kinds.

FARMHOUSE

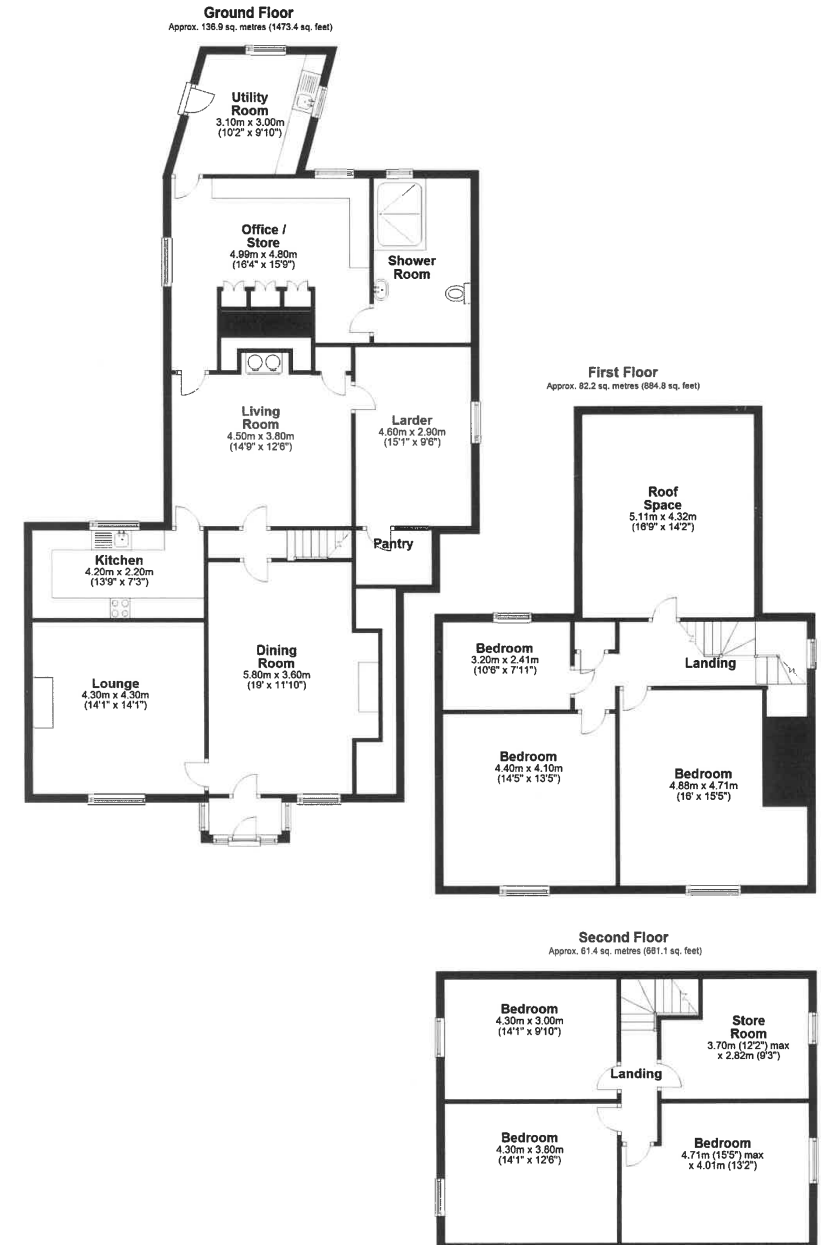
The period farmhouse provides substantial and versatile internal accommodation over three floors and has huge potential for a scheme of modernisation, renovation and improvement into a first class family home.

The ground floor currently includes a Lounge, Dining Room, Kitchen, Living Room, Larder, Pantry, Office/Store, Shower Room and Utility Room.

The first floor includes three Bedrooms, a landing and storage area, and has a staircase to the second floor, where there are three further Bedrooms and a Store Room.



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FARM BUILDINGS

The farm buildings are conveniently positioned in relation to the farmhouse and are principally set around concreted yards. There is a traditional Range building closest to the farmhouse which extends to approximately 1,400 square feet and offers great potential for alternative usages such as dependent living accommodation, offices, holiday lets, etc (subject to Local Authority consent). The later farm buildings are most substantial and ideal for continuation of livestock rearing/feeding/housing and fodder storage. It should be noted that this was formerly a dairy unit, so has extensive former shippons which again have potential for alternative agricultural usage.

There are a number of more modern portal framed loose housing sheds.

LAND

The land is a major feature of the property and extends, in all, to approximately 82.42 acres (33.35 hectares) or thereabouts and is predominantly retained in two principal blocks of pasture land either side of quiet Council maintained Haighton Lane.

The main block of land is situated to the side and rear of the Homestead and extends to approximately 55.81 acres (22.58 hectares) or thereabouts.



Building No.	Size (sqft)	Details
1	3,019	Farmhouse
2	1,420	Traditional part two storey Range with loose boxes on the ground floor
3/4	341	Former Dairy and Milking Parlour (now removed)
4	70	Former Milking Parlour
5	3,648	Five bay portal framed concrete panelled and corrugated asbestos roofed general purpose Shed
6	12,820	Double Cubicle Shed for 95
7	3,615	Seven bay portal framed multi-purpose Shed
8	828	Brick, block and corrugated asbestos roofed multi-purpose Shed
9	1,060	Steel framed Machinery Storage Shed of block and corrugated asbestos roofed construction
10	1,657	Steel framed Loose Housing Shed of block and corrugated asbestos roofed construction
11	1,588	Portal framed fully enclosed Workshop with high eaves, level doors and internal mezzanine floor
12	3,994	Five bay open fronted Loose Housing Shed of concrete panel, Yorkshire boarding and corrugated asbestos roofed construction

METHOD OF SALE

Halghton Grove is offered for sale by Private Treaty, as a whole or in lots.

TENURE AND POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITIES

Wrexham County Borough Council, 16 Lord St, Wrexham, Wrexham, Wales, LL1 1AY
Hafren Dyfrdwy Water, PO Box 507, Darlington, DL1 9XF

SPORTING RIGHTS

We understand that the Sporting Rights are in hand and will pass with the property.

SERVICES

We understand the farmhouse has the benefit of mains water and electricity. Drainage is to a private system.

The property is double glazed and has an oil fired central heating system.

COUNCIL TAX

The farmhouse is currently in Council tax band H on the Wrexham County Borough Council Register.

EPC RATING

The farmhouse has an EPC rating of F.

DIRECTIONS

From the centre of the village of Penley take Halghton Lane and continue for a short distance and the farm will be found on the left hand side.

W3W: bypasses.windy.definite

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

BASIC PAYMENT SCHEME AND ENTITLEMENTS

We understand that Halghton Grove is registered on the Rural Land Register (RLR) and entitlements to the Basic Payment Scheme are established and claimed against the land.

We further understand that the Single Farm Payment application for 2024 showed ownership of entitlements.

The second block is situated directly across Halghton Lane from the Homestead and comprises further enclosures of grass extending to approximately 26.61 acres (10.76 hectares) or thereabouts.

The land is all in grass, being all permanent or semi-permanent nature with mature hedgerow boundaries and a mains water supply supplemented by natural pits and ponds.

The land is generally level and would be considered to be a Grade 3a on the Predictive Agricultural Land Classification (PALC) Map for Wales/Provisional Land Classification Map of England and Wales, as published by the Ministry of Agriculture, Fisheries and Food (MAFF) by the Department of the Environment, Food and Rural Affairs (DEFRA).

The land is in a noted farming district and is well known for growing excellent crops of grass.



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

