



RED HALL FARM

BUCK ROAD | COMMONWOOD | WREXHAM | LL13 9TF





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Wrexham 3 miles | Chester 10 miles | Liverpool 38 miles | Manchester 50 miles
(all mileages are approximate)

A VERSATILE SMALL HOLDING WITH POTENTIAL
FOR FURTHER DEVELOPMENT EXTENDING, IN ALL,
TO AROUND 38 ACRES IN A MOST CONVENIENT SEMI-RURAL LOCATION

Two recently converted two-bedroom single storey barn conversions
Traditional brick former Shippon extending to around 2200 sq ft, with PP/LBC for conversion
Substantial partially enclosed Dutch Barn
Gardens and adjoining paddock extending to around 1.73 acres
Further land extending to around 36.2 acres

Available as a whole or in lots.



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Red Hall Farm is a versatile small holding with potential for further development, extending to around 38 acres in a semi-rural location convenient for nearby transport links.

The property, in brief, comprises a courtyard of attractive Grade II Listed traditional farm buildings which have been subject to partial development in recent years, now providing two well-appointed two-bedroom single-storey dwellings and a traditional brick range (extending to around 2200 sqft), with planning permission for conversion.

Externally, there are two separate vehicular accesses and gardens, together with a substantial Dutch Barn and land extending, in all, to around 38 acres.

The property is available as a whole or potentially in lots.

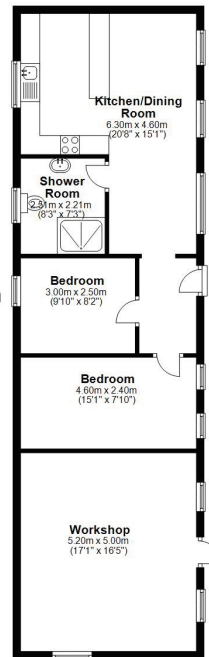
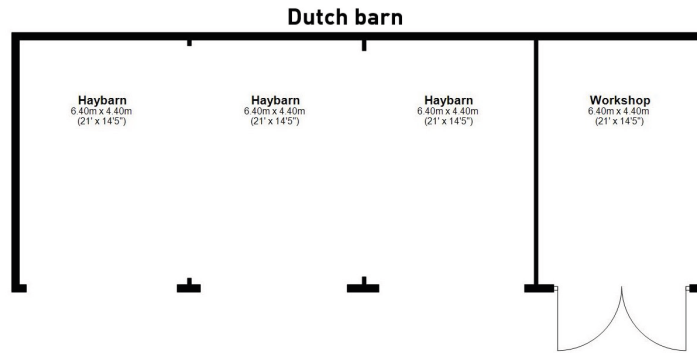
SITUATION

Red Hall Farm is situated at the end of a private road in a semi-rural location enjoying views over surrounding countryside in an area known as Commonwood. The nearby popular village of Holt provides a range of amenities including a convenience store, Post Office, Café, and Farm Shop.

The larger centres of Wrexham (3.5 miles) and Chester (10 miles) provide a more comprehensive range of amenities of all kinds and are relatively easily accessed on the A534 and A483 Wrexham.

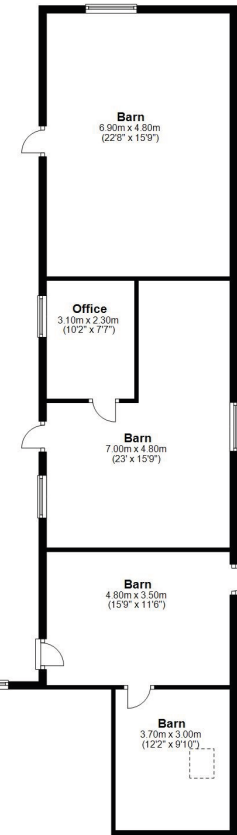
RED HALL BARN

An attractive detached barn converted in recent years to now provide well-appointed single-storey accommodation including an open plan Kitchen/Dining/Living Room together with two Bedrooms and a good-sized Shower Room.



Total area: approx. 390.4 sq. metres (4202.3 sq. feet)

Traditional range with PP



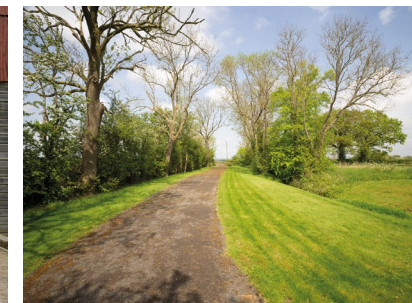
Attached to one side is a two-storey Workshop, currently utilised as storage space but with considerable potential for conversion into further living accommodation, subject to the necessary local authority consents.

THE OLD BYRE

Forming part of a traditional range building, The Old Byre is a single-storey conversion, providing well-appointed internal accommodation including a Kitchen with a separate Lounge/Dining Room, together with two Bedrooms and a Shower Room.

TRADITIONAL RANGE

Attached to one side of The Old Byre (unit 3) is the remaining portion of the unconverted traditional range building (extending to around 2200 sq ft) with planning permission for conversion in to two further residential units, including a part two storey three-bedroom unit (unit 2) and a two storey two-bedroom unit (unit 1). There is also considerable possibility for conversion of the entire building to one substantial single dwelling subject to the necessary local authority consents.



PLANNING HISTORY

The following documentation is available to be downloaded from Wrexham County Borough Council planning portal:

Planning Application P/2008/0249 – Approved 01/05/2008. ‘Conversion of redundant farm buildings to 3 no. Dwellings, alteration to existing vehicular access and installation of sewage treatment plant (previously granted under code no. P/2002/1015)’

Listed Building consent P/2008/0532 - Approved 14/05/2008.

Planning Application P/2009/0690 – Approved 14/08/2009. ‘Continuation of development without complying with conditions 8, 11 and 13 of planning permission code no. P/2008/0249 relating to submission of details of construction materials to be used, drainage and protection of breeding bird measures.’

Listed Building consent P/2010/1061 – Approved 17/12/2010.

Listed Building consent P/2016/0581 – Approved 30/09/2016. ‘For conversion of farm building to 1 no. single storey dwelling.’

Listed Building consent P/2017/1063 Approved 20/02/2018. Approval of amendments to P/2016/0581.

FURTHER OUTBUILDINGS

There is a substantial four-bay Dutch Barn of steel portal-framed construction, with three bays open and one bay enclosed, currently utilised as a Garage/Store. The building provides potential for a number of usages according to a purchaser's own requirements.

GARDENS & GROUNDS

Red Hall Farm is approached along a private drive (also serving Plas Bostock Hall) leading to a central courtyard which provides ample parking and manoeuvring space for a number of vehicles with additional parking space to the side of Red Hall Barn and to the side of The Old Byre.

There are attractively presented gardens adjoining each barn as well as a second vehicular access from the adjacent council-maintained roadway. There is, also, further grassed areas beyond the gardens and to the rear of the traditional range as well as a small level triangular shaped paddock to the south of the Dutch Barn.

The Barns, outbuildings, gardens and paddock extend, in all, to around 1.73 acres.

LAND

To the east of the homestead is a block of agricultural land retained within two level enclosures, with two accesses from the adjoining Shepherds Road. This plot of land extends to around 22.02 acres.

Furthermore, within a short walk there is a further block of land to the west of Shepherds Road, again contained within two level enclosures with a gated access, extending to around 14.18 acres.

We are informed that both parcels of land have previously been organically farmed, most recently growing spring barley.

The land has recently been ploughed and grass seeded.

The property is available as a whole or in lots to suit a purchaser's requirements.

COUNCIL TAX

Red Hall Farm - C
The Old Byre - C

SERVICES

We understand that the property has the benefit of mains water and electricity. We are informed that there are two private drainage systems installed serving Red Hall Barn and The Old Byre.

TENURE

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

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in lots

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

DIRECTIONS

From the A534 Wrexham Road turn into Shepherds Road (by Holt Lodge Hotel) and proceed for 0.3 of a mile where the drive to Red Hall Farm will be situated on your left hand side identified by a Halls 'For Sale' board.

What3Words /// puffed.receital.disposing



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 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 subjective 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



