



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Pools Farm Whitchurch Road, Wrexham, LL13 0BL

- Conveniently located smallholding
- Modern and traditional buildings
- Natural water/ponds
- 3-bedroom farmhouse
- Land extending to 29.59 acres or thereabouts
- For sale by Public Auction 3 July 2024

*****AUCTION LOCATION - HOTEL WREXHAM (FORMERLY HOLT LODGE), WREXHAM ROAD, LL13 9SW****

*****3 July 2024 at 6.30pm****

Upon the instruction of Wrexham County Borough Council, Jones Peckover are delighted to offer the property for sale by public auction.

Situated just off the A525 Whitchurch Road lying approximately only 3 miles from Bangor-on-Dee, Pool's Farm comprises of a 3 bedroom detached property constructed of brick lying under a slate roof. The accommodation within is arranged over two floors being typical of its period which has been modernised in parts to include UPVC double glazing and oil-fired central heating. Access down a private drive the property's frontage faces the roadside with access between the farmhouse and the traditional range of dairying buildings which lead to an enclosed rear yard. The traditional buildings comprise of an old parlour, dairy and a number of loose boxes, all of which are constructed in a similar manner as the house and have access directly to the agricultural land adjoining. Paddocks lie to the front and side of the property to include a small garden which flanks the driveway.

To the rear of the traditional buildings lie an abundance of more modern buildings to include a sizeable portal steel framed shed, a traditional Dutch barn with adjoining lean-to. The buildings are surrounded by a generous amount of hardstanding currently used for the storage of fodder.

The land included which is arranged in 5 main enclosures and extends to approximately 29.59 acres. The land is currently laid to grass being fairly well fenced and level and include a substantial natural pond and element of woodland/habitat.

Suitable for farmers, smallholders and those with equestrian interests, the properties are blank canvases, ready for improvement and modernisation.

Seldom does the opportunity arise to purchase such a convenient smallholding to include a generous amount of accommodation land occupying such convenience. Viewing is essential.

Which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at HOTEL WREXHAM (formerly Holt Lodge Hotel), WREXHAM ROAD, HOLT, WREXHAM LL13 9SW on 3 July 2024

at 6.30PM (subject to conditions and unless an acceptable offer is received in the meantime)

ACCOMODATION

PORCH

5'9" x 6'6" (1.772 x 1.986)

DINING ROOM

10'11" x 9'10" (3.333 x 3.021)

Dining room/Second reception room. Open fire. Radiator and window to the front. Door through to the Kitchen-Breakfast room.

LOUNGE

20'4" x 12'0" (6.214 x 3.658)

Good sized Lounge. Window to the front and to the side. Fireplace. 2 Radiators. Door in from the hallway and door through to the kitchen-breakfast room.

KITCHEN/BREAKFAST ROOM

8'9" x 14'8" (2.684 x 4.472)

Good sized room accessed from the Lounge and the dining room. Plenty of space for a range of base and wall units. Room for a table. Window to the side of the property. Radiator. under stair storage cupboard. Door out to the Rear porch and leading to the generous Utility and W.C.

REAR PORCH

14'5".114'9" x 5'2" (4.435 x 1.594)

Back door access into the Rear porch with Quarry tile flooring and Window. Ideal for mucky boots and coats. this leads off to the Utility room.

UTILITY ROOM AND W.C

12'4" x 11'3" (3.768 x 3.449)

Large Utility room with sink, wall and base units. Large window to the rear. Also a W.C.

LANDING

7'5" x 9'11" (2.275 x 3.043)

Landing with window looking to the rear of the property. Storage cupboard with Water Cylinder. Radiator. Loft Hatch. Doors leading to the 3 Bedrooms and family bathroom.



BEDROOM 1

14'0" x 11'6" (4.274 x 3.523)

Window to the front. Radiator. Fitted storage.

BEDROOM 2

13'8" x 9'10" (4.186 x 3.021)

Bedroom with window to the front. Radiator. Storage Cupboard.

BEDROOM 3

8'11" x 8'2" (2.730 x 2.507)

Third bedroom to the rear, Window. Radiator.

FAMILY BATHROOM

8'10" x 5'10" (2.708 x 1.783)

Family bathroom. Fitted with a bath and over head shower fitting, toilet, basin. Radiator. Window.

SERVICES - FARMHOUSE

Mains water supply

Private Drainage

Mains Electricity

VENDORS SOLICITORS

Place Team, Legal Services, Governance & Customer, Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

VIEWING

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND MUST BE ACCOMPANIED BY THE SELLING AGENTS. ACCESS TO THE PROPERTY IS NOT PERMITTED WITHOUT PRIOR APPOINTMENT.

Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.

SINGLE FARM PAYMENT

For the avoidance of doubt no entitlement of any Single Farm Payment will pass with the property. Local Agricultural Office: N.A.W.A.D. Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating

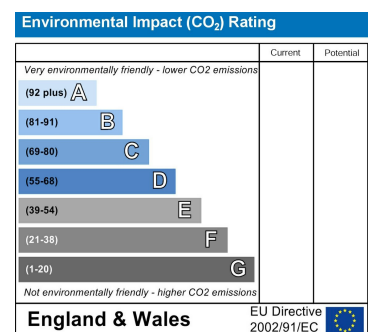
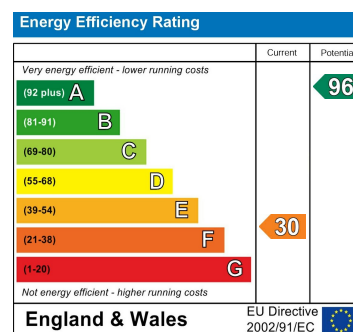
installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

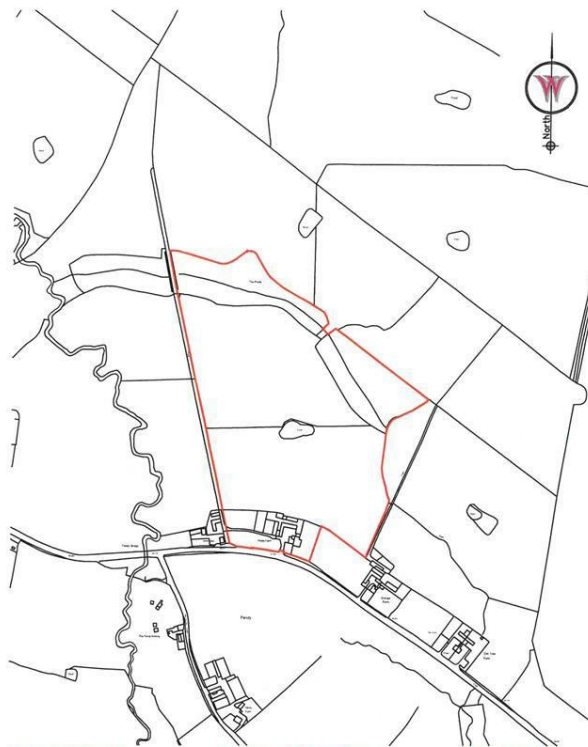
MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.



PLAN REFERRED TO.

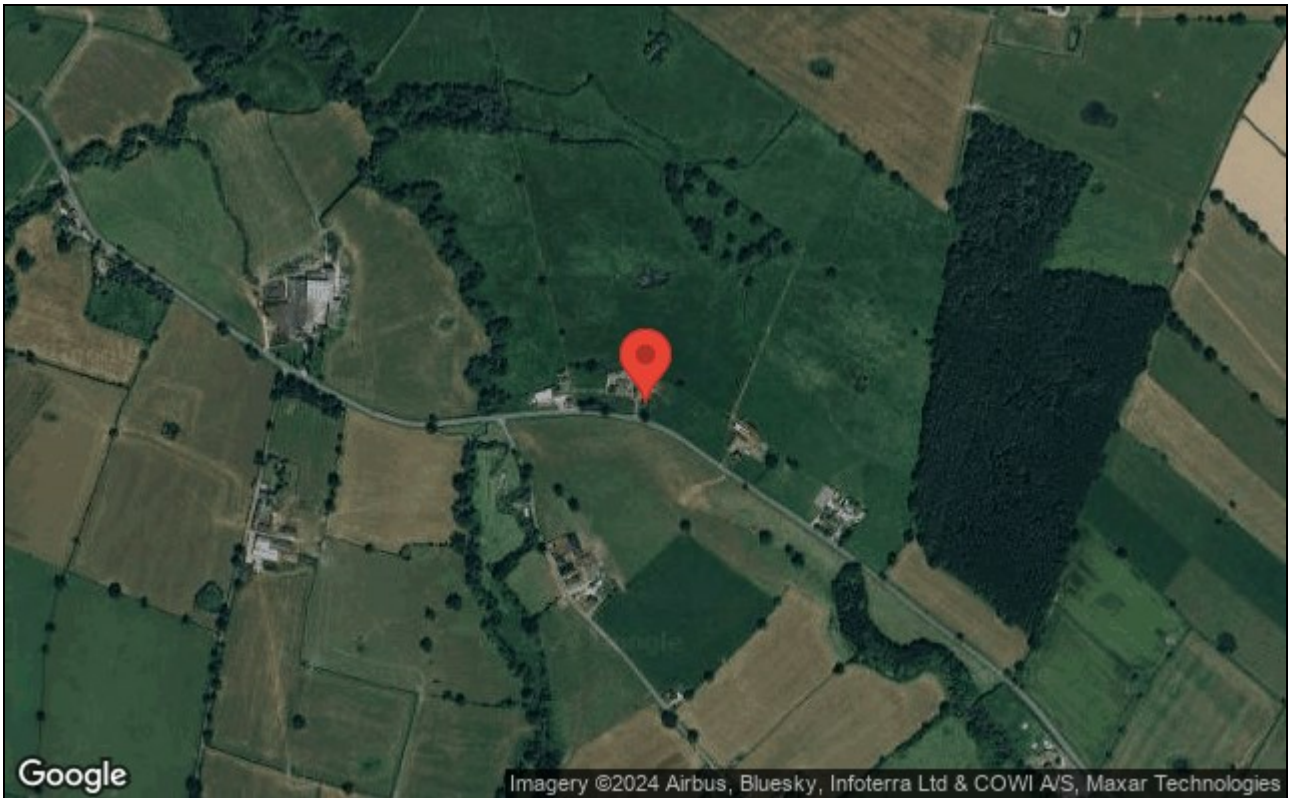
PANDY



JULIE M FRANCIS
CHIEF OFFICER HOUSING
WREXHAM COUNTY BOROUGH COUNCIL
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Area Edged Red = 29.59ac

PLAN No. 16/87/1
O.S.S. No. S.J.4242
SCALE. 1:5000



Google

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