



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Grange Farm Whitchurch Road, Bangor On Dee, Wrexham LL13 0BL

- Conveniently located smallholding.
- Traditional range of dairy buildings
- Natural water/ponds
- 3-bedroom farmhouse
- Land extending to 17.36 acres or thereabouts.
- For sale by Public Auction 3rd 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, Grange 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. 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 lies a Dutch barn with adjoining lean-to. The buildings are surrounded by a generous amount of hardstanding, with foundations of previous buildings now removed.

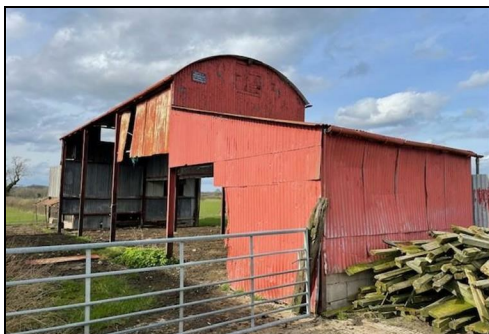
The land included which is arranged in 5 main enclosures and extends to approximately 17.36 acres. The land is currently laid to grass being fairly well fenced and level and include a substantial natural pond.

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 3rd JULY

ACCOMMODATION



HALLWAY

Small porch and Hallway area, Stairs up to the first floor and doors to each side to the reception rooms.

LOUNGE

11'1" x 11'11" (3.384 x 3.637)

From the hallway into the Lounge. Good sized square room with window to the front, open fire. Some built in storage. Door leading to the dining room and through to the kitchen.

DINING ROOM

12'1" x 7'10" (3.686 x 2.401)

Dining room with window to the side of the property, quarry tiled floor. Access to a generous Pantry, and archway through to the Kitchen.

PANTRY

8'11" x 3'11" (2.738 x 1.204)

Window and shelving

KITCHEN

12'5" x 11'3" (3.793 x 3.454)

Large kitchen, window to the rear. Back door out to the utility room and Outdoor W.C.

SECOND RECEPTION ROOM

10'10" x 10'10" (3.309 x 3.319)

Off the Hallway to the right. Front of the property with a window and open fire.

LANDING

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

Window to the rear. Loft Hatch. Storage/airing Cupboard. Doors to the 3 bedrooms and family bathroom.

BEDROOM I

10'10" x 10'5" (3.317 x 3.195)

Double bedroom to the front of the property, Large window looking out to the front. Small fireplace. Small storage cupboard over the stairs.

BEDROOM 2

10'11" x 12'7" (3.328 x 3.850)

Large square room. Window to the front. Small fireplace. Small Storage cupboard over the stairs.

BEDROOM 3

8'11" x 7'7" (2.726 x 2.320)

Bedroom to the rear, Window.

FAMILY BATHROOM/SHOWER ROOM

9'3" x 5'7" (2.832 x 1.710)

Window to the side, Large Corner style shower unit, toilet and basin.

UTILITY AND W.C

To the rear of the property.

SERVICES - FARMHOUSE

Mains Water

Mains Electricity

Private Drainage

VENDORS SOLICITOR

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

VIEWINGS

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		42	1

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

