



Roger
Parry
& Partners

Black Rock Farm,
Sesswick Way, Cross Lanes, Wrexham, LL13 0SQ

BLACK ROCK FARM

• CROSS LANES • WREXHAM •

- 2 Commercial Broiler Poultry buildings, with IPPC and planning for 82,000 birds, sat on a 9 acre site.
- Occupies an accessible but private rural position to the South East of Wrexham.
- Vacant possession on completion
- Mobile caravan accommodation (subject to planning)
- 4,120 sqm of growing space
- A further contract from Maelor Foods Ltd is available

Offers above £2,250,000

DESCRIPTION

Roger Parry and Partners are delighted to bring to the market Black Rock Farm, a unique opportunity in the current market to purchase a highly productive broiler poultry farm based on the outskirts of Wrexham. Black Rock Farm is the first of its kind to be sold within the Welsh/ English border for a number of years, The site as a whole is 9 acres with the current 2 buildings sitting on approximately 1.5 acres, allowing for potential development of the site in the future. The farm is located less than a mile from the processing plant, feed mill and hatchery making it one of the lowest carbon poultry farms in the country.

Black Rock Farm, was built 7 years ago on a greenfield site. The farm has been looked after to an extremely high standard shown by the immaculate condition of the buildings and surroundings . Access is gained directly to the site by the A5156, leading to the Wrexham Industrial estate. On completion vacant possession will be available, subject to timings of poultry crop in sheds. The sheds are equipped with roof mounted PV solar panels, additionally with ground source heat pumps serving the units, with a standby generator and wheel-wash.



• Marchwiel: 1.1 miles • Wrexham: 3.3 miles • Whitchurch: 13.8 miles • Chester 15.8 miles • Shrewsbury: 27.4 miles •



SITUATION

Black Rock Farm is located close to the Wrexham Industrial Park, situated close to the Welsh/ English border. Situation provides quick and easy access to the market towns of Wrexham and Chester. The property equally benefits from good transport links further afield to Birmingham, Shrewsbury, Liverpool and Manchester.

METHOD OF SALE

The property is offered for sale by informal tender, with all tenders to be submitted by 12pm (noon) Thursday 19th December 2024. Please contact Roger Parry & Partners for Tender Pack.

LOCAL AUTHORITY

Wrexham County Council

MINERAL, SPORTING AND TIMBER RIGHTS

Are all included within the sale, as owned.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

TENURE

Vacant possession on completion, subject to end of poultry crop.

SERVICES

Mains electricity, mains water and borehole are connected.

VIEWING

By prior appointment with the Vendor's agent, Roger Parry & Partners 01691 655334

HEALTH & SAFETY

Black Rock Farm is a working farmstead. Potential purchasers are therefore required to take particular care when inspecting the property bearing in mind the risk of sudden movements from machinery and vehicles moving around the farmstead. Potential purchasers are advised to wear sensible footwear and clothing to view the property and advised to be conscious of potentially uneven and slippery ground surfaces. There will be biosecurity measures in place for viewings.

SOLICITORS

Dion ap Geraint Williams

Llewellyn-Jones, Victoria House, Grosvenor Street, Mold, Flintshire,

CH7 1EJ. 01352 755305







RENEWABLES

There are 6 Mitsubishi CRHV 600 ground source heat pumps, within the building, which were installed in 2019. this generates a Renewable Heat Incentive (RHI) payment of circa £4,000 per annum. The RHI payments are set to run until 18th March 2041.

There is a 49.84 Kw photovoltaic array on the roof of shed number 1. This was installed in 2019. The Feed-in-Tariff (FIT) payments are circa (4.03p) plus cost savings on electricity. The FIT payments are set to run until March 2039.

PLANNING

Consent was granted in 2017 for the erection of 2 broiler chicken buildings including feed silos and photovoltaic panels, under application reference; P/2016/0533. The site includes additional land with expansion potential in the future subject to planning.

BUILDINGS

The buildings erected in 2017 are all heated from 6 ground source heat pumps, used for underfloor heating and benefit from photovoltaic array and a gas back-up. The 2 active poultry buildings have been maintained to a high standard and form some of the most productive buildings in the area, achieving impressive results.

Additionally the static caravan, currently located to the South of the buildings, is included within the sale of Black Rock Farm, its retention will be subject to gaining planning approval.

INFORMATION PACK

An information pack is available including planning consent, permit, IHT and FIT payment information and lease held with NRW for newt mitigation. Please contact Roger Parry & Partners to request the information.

No	Description	External Dimensions	Gross External Area
1	Steel portal framed building constructed in 2018 with insulated elevations and roof, high velocity ridge ventilation, 5 lines of feeders and six nipple drinker lines. Service room in middle of 2 sheds with 3 feed bins to the front of the buildings.	101.0m x 23.4m	22,173.66 sqft
2	Steel portal framed building constructed in 2018 with insulated elevations and roof, high velocity ridge ventilation, 5 lines of feeders and six nipple drinker lines. Service room in middle of 2 sheds with 3 feed bins to the front of the buildings.	101.0m x 23.4m	22,173.66 sqft
3	Building to house 6 Mitsubishi heat pumps,	13.9 m x 8.8m	1,316.64 sqft





Directions:

From Oswestry follow the A5 north towards Wrexham until the Halton (Chirk) roundabout, then taking the second exit following the A483. Follow the A483 for approximately 4 miles and take the exit to Johnstown, then turning right onto the B5426. Continue on the B5426 for approximately 3 miles until you approach a roundabout. Take the first exit at the roundabout onto the A528, following the road for 0.5 miles before turning right on to the B5130 (Kiln lane). After 1.5 miles you will approach a cross roads, turn left onto the A525 in which you will approach a roundabout shortly. At the roundabout take the 2nd exit onto Sesswick Way. Follow for 0.2 miles and Black Rock Farm will be on the right hand side. Black Rock Farm will be signalled by the Agent's 'For Sale' board.

What 3 Words: [///shortens.tornado.chew](http://shortens.tornado.chew)

Viewing arrangements

Viewing of the property is strictly by appointment only through

Richard Corbett BSc Hons MRICS FAAV

Philippa Maddocks

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry,

Shropshire, SY11 2NU

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Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.