



**FOR SALE**

Guide Price £960,000

Lot 1 - 95.92 acres of land at Hope Hall Farm Hope, Wrexham, LL12 9PP

LOT 1 - 95.92 acres of productive land, some parcels being used for arable crops and pasture land ideal for mowing and grazing with a small area of woodland providing sporting potential.



95.92 acres of productive land, some in use for arable crops, pasture land for mowing and grazing and a small area of woodland providing sporting potential. Conveniently located for Chester.

- 95.92 acres
- Productive land, arable, pasture and small area of woodland
- Enjoying good road networks
- Convenient for Chester

## SITUATION

Hope Hall Farm, situated near the village of Hope, in a highly desirable rural area near Wrexham. The property is located 4 miles north of Wrexham, 6 miles south of Chester and with good road networks is conveniently situated for Chester. The village of hope has a full range of amenities including schools, railway station, shops and a medical centre. Access to the property is taken from the B5373 Llay to Penyffordd main road.

## DESCRIPTION

Hope Hall enjoys a private elevated south facing position.

The land is being offered as Lot 1, please see the attached brochure for details of the farmhouse and buildings being offered as Lots 2 and 3.

## LAND - LOT 1

Guide Price: £10,000 - £12,000/acre Region

The land extends to approximately 95.92 acres. The land is productive with some parcels being used for arable crops. The pasture land is ideal for mowing and grazing. A small area of woodland to the south east of the property provides sporting potential.

## TENURE AND TENANCIES

The freehold interest is for sale with vacant possession subject to a licence for the land and steel buildings until 29th March 2024. The house is let under an Assured Shorthold tenancy starting on 1st July 2020 to 31st December 2020 and then on a monthly basis at a rent of £1,000 per calendar month.

## BASIC PAYMENT SCHEME

38 Welsh Entitlements are included within the sale, subject to Welsh Government regulations and criteria.

## STEWARDSHIP

The farm is not in within any Environmental Stewardship Schemes.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## LAND REGISTRY

The whole farm is registered.

## NITRATE VULNERABLE ZONE

The property is situated within a Nitrate Vulnerable Zone.

## RIGHTS OF WAY, EASEMENTS AND CONVENANTS

The holding is accessed directly from the main B5373. The main driveway of the holding is included within the sale subject to a right of access to Oaks Farm.

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.

## BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent 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.

## LOCAL AUTHORITY

Flintshire County Council, County Hall, Mold, CH7 6NR.

## PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

## METHOD OF SALE

The property is for sale by private treaty, being offered as three lots. The Vendor and Agents reserve the right to split or amalgamate or change the lotting at their discretion at any time.

## VIEWING

Viewing is strictly by prior appointment, please contact Allen Gittins. alleng@hallsgb.com, (01691 622602) and James Evans, Halls Estate Agents, jamese@hallsgb.com, (01938 555552)

## WHAT3WORDS

The farmhouse can be found at message.shout.whimpered.

## SOLICITORS

Mr Richard Lloyd, GHP Legal, 37-39 Willow Street, Oswestry, Shropshire, SY11 1AQ

## SOLE AGENTS

Allen Gittins, Halls Holdings Ltd, the Square, Ellesmere, Shropshire, SY12 0AW, alleng@hallsgb.com, (01691 622602) and James Evans, Halls Estate Agents, Welshpool Office, 14 Broad Street, Welshpool, Powys, SY21 7SD, jamese@hallsgb.com, (01938 555552)



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## Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
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