



HOPE HALL FARM,  
HOPE, WREXHAM, LL12 9PP





Halls are delighted with instructions to offer

**FOR SALE**

by Private Treaty

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## HOPE HALL FARM

**Hope, Wrexham  
Clwyd, LL12 9PP**

A productive residential farm in an excellent location, close to good road networks near Wrexham. A productive residential farm in an excellent location, close to good road networks near Wrexham and only 6 miles from Chester.

- Detached 4 bedroom House in a peaceful elevated position
- Modern and traditional farm buildings
- 100 acres of productive arable land, pasture and woodland
- The farm is available as a whole or as 3 lots
- Potential for development of traditional buildings (8,729 ft<sup>2</sup>) in a superb elevated south facing position – subject to planning (Lot 3)

## SITUATION

Hope Hall Farm is 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, set back 450 m from a public road. The house, with substantial range of modern and traditional farm buildings is surrounded by the farmland.

## LOT 1

### Land

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

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.

Field No.	Gross Area (ac)	Gross Area (ha)	Use
3578	4.69	1.90	Grass
4378	2.2	0.89	Grass
3862	4.84	1.96	Grass
4766	2.22	0.9	Grass
4454	3.43	1.39	Grass
6271	6.47	2.62	Grass
4981	4.84	1.96	Arable
6686	5.76	2.33	Arable
7187	0.81	0.33	Woodland
7972	5.98	2.42	Arable
5655	2.55	1.03	Grass
6657	3.51	1.42	Grass
6950	0.17	0.07	Woodland
8158	8.25	3.34	Arable
6946	1.09	0.44	Grass
8841	5.88	2.38	Grass
7734	7.98	3.23	Grass
8536	0.89	0.36	Woodland
9122	3.61	1.46	Trees with grass
8610	9.04	3.66	Grass
7032	0.32	0.13	Grass
6431	4.03	1.63	Grass
5430	0.79	0.32	Grass
4738	5.09	2.06	Grass
2945	1.48 (Drive)	0.6	Drive
<b>Total</b>	<b>95.92</b>	<b>38.82</b>	



## LOT 2

Farmhouse including 1.79 acres

Guide Price: £625,000

A detached 4 bedroom house of brick construction built in approximately 1972, it has recently had modernisation. Hope Hall Farm benefits from 4 double bedrooms, oil fired central heating and double glazing and enjoys views over the surrounding countryside. There is ample parking for several cars to the front of the property. The farmhouse will be sold including circa 1.79 acres. Further land is available if required.

Entrance Hall leading to stairway and:

Reception Room 1 with dual aspect windows.

Living Room with open fireplace, dual aspect windows.

Kitchen/Breakfast Room with fitted wall and base units, stainless steel sink and drainer with mixer tap.

Utility Room and Rear Entrance Hall leading to patio area enjoying views over the countryside.

Staircase leading to:

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family bathroom with tiling to walls, bath with electric shower over, glass side panel, WC, pedestal wash hand basin.

## GARDENS

The farmhouse enjoys good sized gardens and a private location with views over the surrounding countryside.

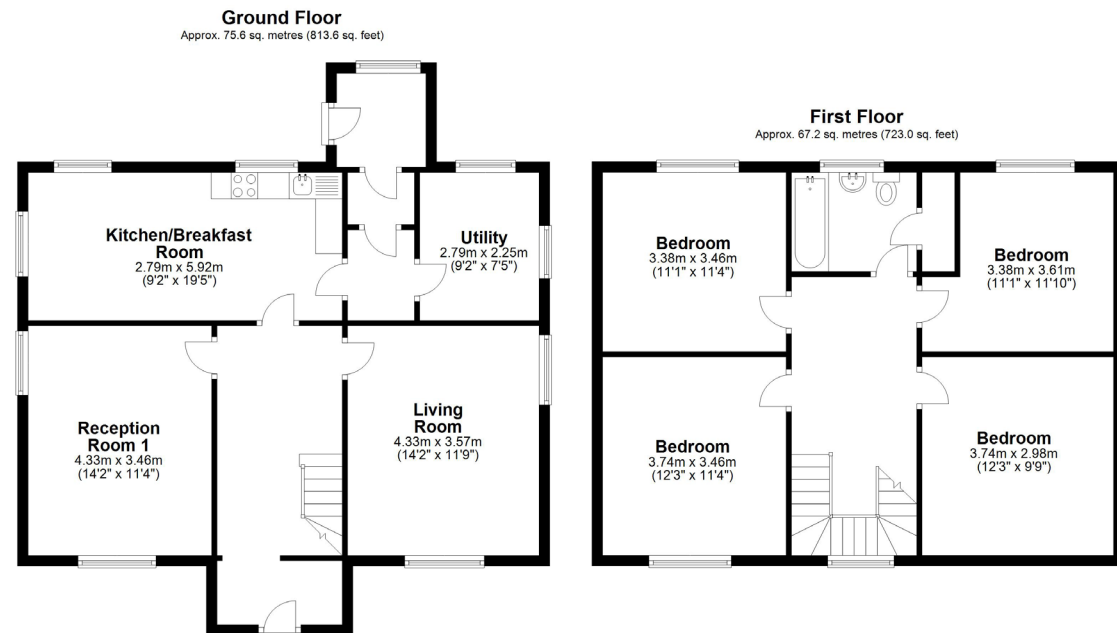
## LAND

Field No.	Gross Area (ac)	Gross Area (ha)	Use
5343	1.79	0.72	Grass
<b>Total</b>	<b>1.79</b>	<b>0.72</b>	

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN



Total area: approx. 142.8 sq. metres (1536.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.



## LOT 3

### Farm Buildings plus Yard – extending to 2.55 acres

**Guide Price: £350,000**

The property has a large range of both traditional and modern farm buildings. The brick barns have great potential for alternative uses, particularly residential, subject to the relevant planning consents being gained. Access leads from the farmhouse to a concrete yard area and the farm buildings.

The farm ceased as a dairy farm approximately 12 years ago, however, the buildings and facilities remain in place including the modern slurry store.

The range of buildings are as follows:

**Building 1.** Modern 7 bay steel framed general purpose agricultural buildings. Measuring 26m x 33m (with an additional bay measuring 4.6m x 7m). Total area of 890.20 Sqm (9,580 sqft).

**Building 2.** Modern livestock shed, 3 bays with galvanised steel frame and concrete floor, measures 9.2m x 18.6m. Total area 171.12 Sqm (1,842sqft).

**Buildings 3 and 4 - Range of traditional brick agricultural buildings**, part of which is in a courtyard configuration. Ground floor area 519 Sqm (5,586 sqft).

The majority of the buildings are two storey and have great scope for alternative uses, particularly residential use, subject to obtaining the necessary planning consents.

**Building 5 - Traditional pole barn.** Measuring 12.10m x 8.20m. total area 99.22 Sqm (1,068 sqft).

Concrete lined slurry store. Fully fenced with galvanised metal barriers to the side, measuring 16.9m x 24.2m. Total area 408.98 Sqm (4,402 sqft).

### Planning Potential

Pre-application enquiry discussions have taken place relating to residential use of the traditional barns. Structural and Ecology surveys have been carried out to support a planning application. Plans have been prepared by Halls which propose the following dwellings:

Halls have a copy of the plans. Please ask for further information.

**Building 3** (Gross Internal Area; total across two floors 725m<sup>2</sup>)

Unit 1 – single storey, one bedroom 49m<sup>2</sup>.

Unit 2 – two storey, 3 bedroom (total 150m<sup>2</sup>)

Unit 3 – two storey, 3 bedroom (total 128m<sup>2</sup>)

Unit 4 – two storey, 3 bedroom (total 128 m<sup>2</sup>)

Unit 5 – two storey, 3 bedroom (total 128m<sup>2</sup>)

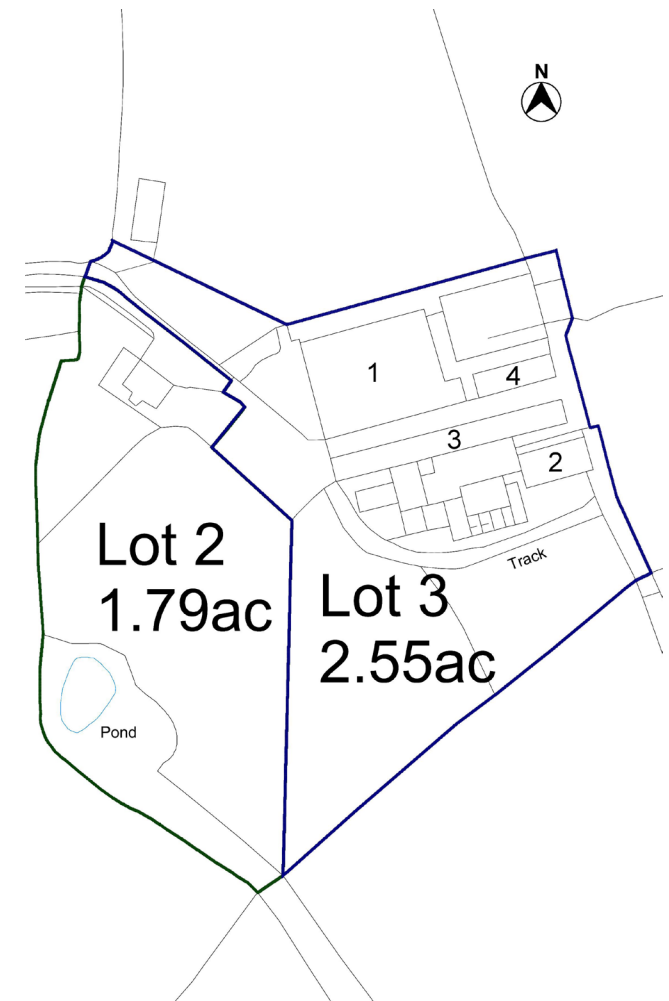
Unit 6 – two storey, 2 bedroom (total 142m<sup>2</sup>)

**Building 4** – impressive detached, brick, open fronted barn.

Units 7 and 8, both two storey and 2 bedrooms, 216m<sup>2</sup> total across two floors.

Total proposed area of brick barns; 941m<sup>2</sup>/10,128ft<sup>2</sup>)

## LOT 2 & 3 PLANS







## SERVICES

The property benefits from Mains Water (from the farm buildings). Drainage from the house is to a septic tank. The farmhouse has oil fired central heating provided by a combination boiler. We understand that broadband is available at the property. None of these services have been tested and therefore Halls cannot provide a guarantee to their quality or availability.

### 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.

### Council Tax

The farmhouse is currently in Council tax band 'E'.

### Fixtures and Fittings

Only fixtures and fittings that are specified in these sales particulars are included within the sale.

## Information relevant to the whole property;

### Land Registry

The whole farm is registered.

### Nitrate Vulnerable Zone (NVZ)

The property is partly situated within a Nitrate Vulnerable Zone.

### Rights of Way, Easements and Covenants

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.

### Overage

The property is subject to an historic overage clause where if the owner (or successor) gains planning consent or develops the building for a non-agricultural/equestrian use, Flintshire County Council reserved the right to claim 30% of the uplift for 25 years from early 2020.

### 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 Michelle Smith or Shaun Jones on 01743 450700 (option2) to arrange a viewing.

### What3Words

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

### Solicitors:

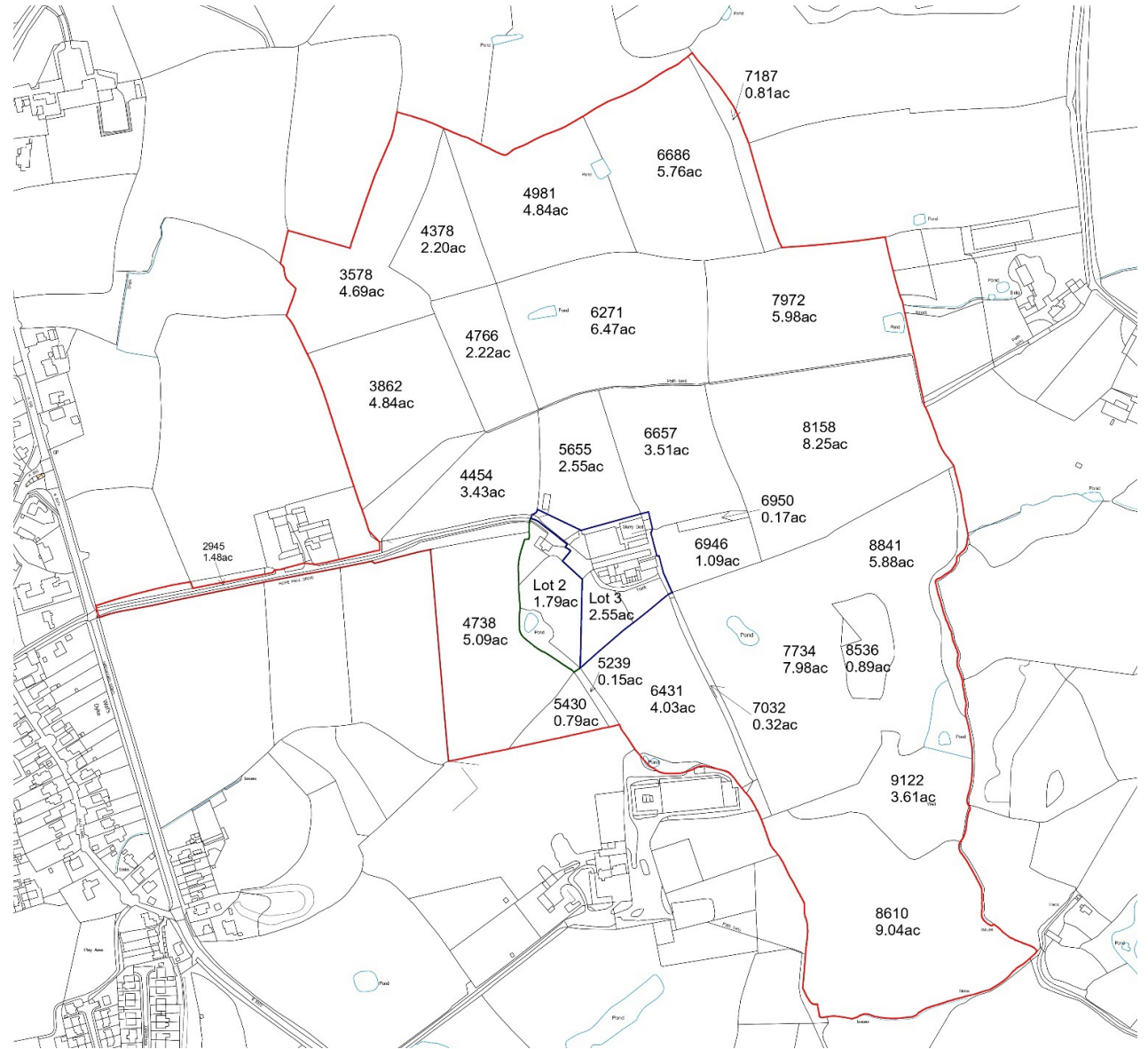
Mr Richard Lloyd, GHP Legal,  
37-39 Willow Street,  
Oswestry,  
Shropshire,  
SY11 1AQ

### Sole Agents:

Shaun Jones, Halls Holdings Ltd,  
Halls Holdings House,  
Bowmen Way,  
Battlefield,  
Shrewsbury,  
Shropshire,  
SY4 3DR  
shaunj@hallsgb.com  
01743 450700



LOCATION PLAN



SALE PLAN



# Halls <sup>1845</sup>

## Viewings

By appointment

Contact: **Shaun Jones/Michelle Smith**

 **01743 450 700**

**Halls Holdings Ltd:**

Halls Holdings House, Bowmen Way,  
Battlefield, Shrewsbury, SY4 3DR

 **shaunj@hallsgb.com**

 **ruralsecretary@hallsgb.com**

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Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR.

Registered in England 06597073.

**hallsgb.com**