



Highfield Hall  
Worthenbury, Wrexham

**barbers**RURAL  
rural surveyors & property agents



## Highfield Hall

Worthenbury | Wrexham | LL13 0AL

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Bangor on Dee 1.2 miles | Malpas 5.5 miles

Chester 19 miles | Wrexham 7 miles | Shrewsbury 25 miles

Manchester 60 miles | Birmingham 65 miles

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A RARE CHANCE TO SECURE A UNIQUE DEVELOPMENT OPPORTUNITY WITH PERMISSION TO BUILD A CONTEMPORARY ARCHITECT-DESIGNED PROPERTY

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Former farmhouse now requiring redevelopment

Range of farm buildings with potential for improvement

Planning permission for creation of totally unique property

Land totalling 15 Acres

(Option to buy further land if required by separate negotiation)

Idyllic rural location

Easy access from commuter routes and conurbations

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### Location

Highfield Hall enjoys a rural position equidistant from the hamlet of Worthenbury and the village of Bangor on Dee which has a small village shop, church and selection of independent shops.

Nearby Malpas, named as one of the twenty best secret villages to live in 2024 in The Sunday Times, has a range of local shops, restaurants, pubs and amenities including two small supermarkets,

The historic City of Chester, which boasts defensive walls constructed by the Romans, and the ever growing commercial town of Wrexham provide extensive shopping along with a broad range of commercial and social facilities.

The area is extremely well-served educationally with a superb selection of both primary and secondary state and private schools. Shocklach Primary school is rated as 'Good' by Ofsted whilst the well-respected Bishop Heber High School and Malpas Alport Primary School are only seven miles distant. A range of impressive private schools including Ellesmere College, the Kings and Queens Schools in Chester and Abbeygate College are within easy travelling distance.

With excellent road links and nearby rail links, along with a number of international airports within 1.5 hours' drive, this attractive area combines the best of both worlds offering the opportunity to enjoy a truly rural lifestyle with all the benefits of urban facilities.

Originally a small working farm, Highfield Hall farmhouse has been unoccupied for a number of years and has fallen in to a state of disrepair. Planning permission has now been granted to create a new impressive architect-designed property which has been carefully considered to take full advantage of the stunning views over the Dee valley towards the Welsh Hills. The elevated position affords far-reaching views and the rear elevation of the proposed property is largely glass to allow full appreciation of the vista.

The current permission provides for creation of a substantial five bedroom property. More recently plans have been drawn up by the sellers to develop the site further and create a totally unique light, modern and airy 640m<sup>2</sup> six bedroom dwelling. Whilst these have not been lodged with the Local Authority, it is believed they will be looked on favourably.

Adjacent to the property are a range of agricultural buildings comprising a number of steel portal-framed buildings and a brick building which is, in part, two-storey. These buildings offer the ideal space for creation of stables, workshop or garaging. Alternatively, within the new architect proposed plans, these would form the basis of a leisure complex and self-contained annexe. The current access to the site will be blocked off and a new sweeping drive created to access the property.

The property sits within its own substantial grounds totalling 15 Acres (6.07 Ha). This ensures absolute privacy for the property but also provides opportunity for equestrian or smallholding use. The land is currently in grass and is well-suited for the grazing of stock and horses. Equally, the level ground adjacent to the buildings would be the ideal site for a manège, subject to any necessary planning consents.

The network of surrounding quiet country lanes and bridlepaths are ideal for hacking out and a number of popular competition venues and facilities are within close proximity.

### Additional Land

Further land, up to 34.67 Acres (14.03 Ha), would be available by separate negotiation. The land, which is ideal for grazing or mowing, is level at the roadside but slopes away towards the rear of the property.

### Planning

Full Planning permission was granted on 15.12.2023 Ref WOR P/2022/0441 for the demolition of the current property and erection of a replacement dwelling with a garage. Please note that the property was historically referred to as Cottage Gorse Farm hence the reference on all planning documents.



Concept for future permission/design  
PP not yet applied for on this design

#### Services

We are advised that mains water and electric are connected. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

A buyer is recommended to obtain confirmation from their solicitor or surveyor.

#### Local Authority

Wrexham County Borough Council.

#### Tenure

We are advised that the property is freehold with vacant possession on completion.

#### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

#### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk).

Please note that the original farmhouse is now derelict and viewers will not be permitted to view internally. All viewers should be accompanied by a member of the Barbers Rural team.

#### Location

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