



Roger
Parry
& Partners

CROXTON FARM BARNES

Croxton, Hanmer, Whitchurch, SY13 3BS

Croxton Farm Barns

CROXTON | HANMER | WHITCHURCH | WREXHAM | SY13 3BS

A rare opportunity to acquire two traditional brick-built agricultural buildings, with planning consent for residential conversion into two, four bedroom properties.

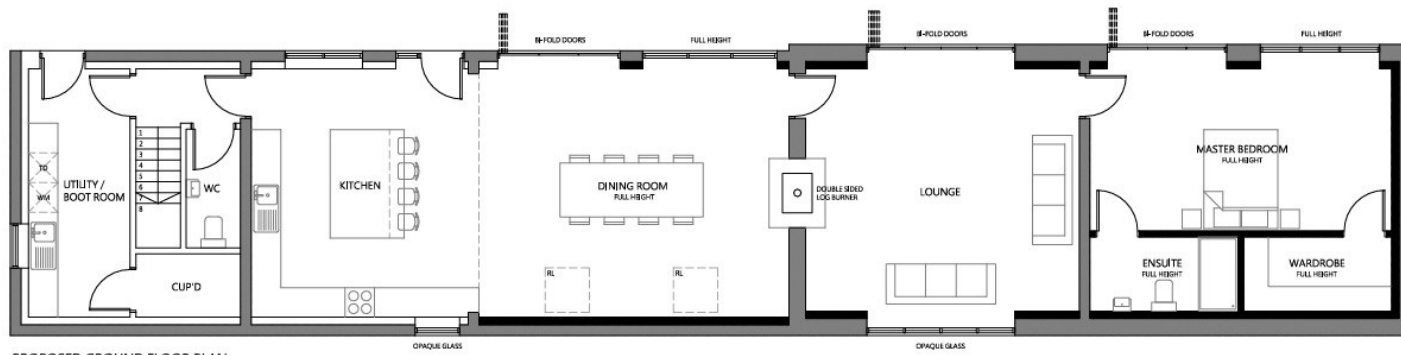
- Full planning permission granted for conversion into two high-quality, four-bedroom dwellings (Planning Ref: P/2025/0921)
- Barn 1 to provide well-proportioned accommodation comprising:
 - Ground Floor: kitchen, utility room, WC, dining room, sitting room, and principal bedroom with en suite and walk-in wardrobe. First Floor: one double bedroom with en suite and two further bedrooms served by a family bathroom
- Barn 2 to offer flexible living accommodation including:
 - Ground Floor: open-plan kitchen/dining/living area, utility room, WC, principal bedroom with en suite, plus 3 additional bedrooms served by a family bathroom
- Planning designed around an attractive courtyard-style layout with private gardens and shared access
- Set within open countryside with far-reaching rural views yet convenient location within easy reach of Whitchurch and surrounding villages
- Available as a whole or as individual plots
- Grade II curtilage Listed

LOCATION

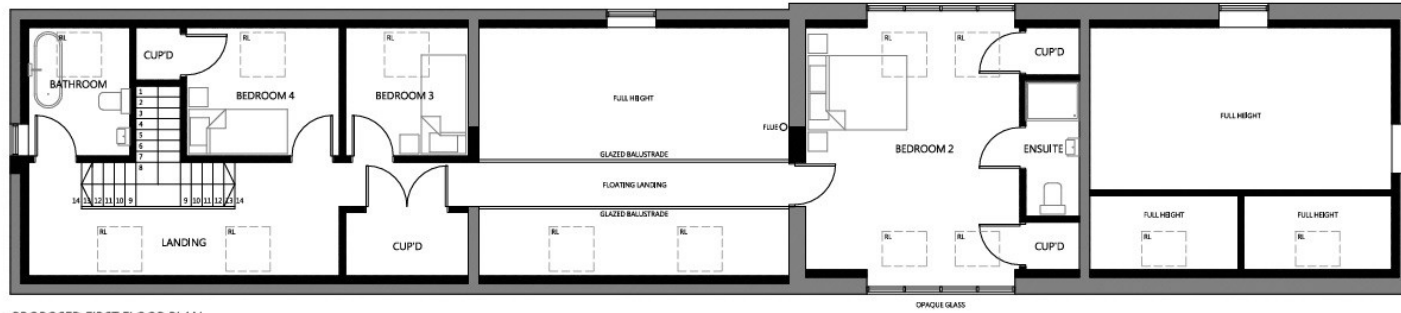
Croxton Farm sits in a peaceful and attractive rural location, surrounded by open farmland yet remaining accessible to nearby amenities. The barns enjoy a private position within a traditional farmstead, offering an appealing blend of seclusion and connectivity. Within comfortable reach of Shrewsbury and the wider road network.



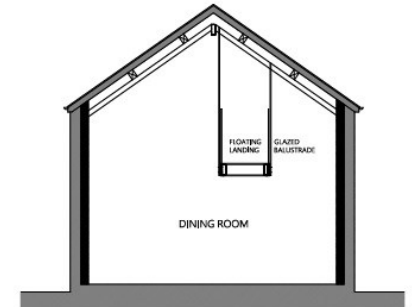
BARN 1



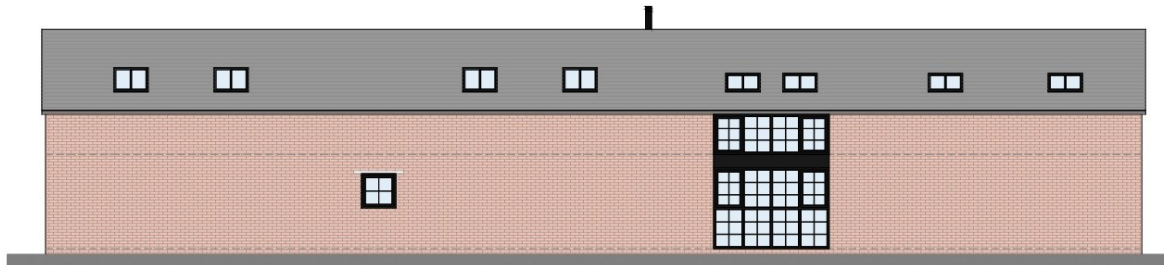
PROPOSED GROUND FLOOR PLAN



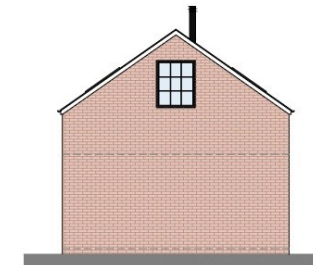
PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION THRO' DINING ROOM



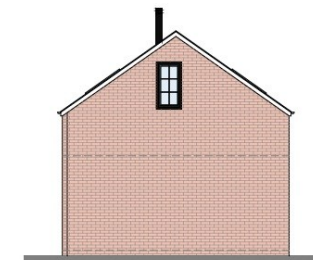
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



BARN 2



BARN 2



DESCRIPTION

A rare opportunity to acquire two traditional agricultural barns at Croxton Farm near Whitchurch, benefiting from full planning permission for conversion into two residential dwellings. With planning already secured, Croxton Farm offers purchasers the chance to create two high-quality, four-bedroom family homes within an attractive and historic farmstead setting.

The approved scheme (P/2025/0921) provides for the sympathetic conversion of two redundant farm buildings, retaining their inherent character and agricultural charm whilst creating highly desirable contemporary homes.

The site extends to approximately 0.49 hectares (1.2 acres), including a shared access driveway, two dwellings, and associated private gardens.

Both properties are arranged around a shared courtyard-style setting, each benefiting from generous private garden areas formed from the footprint of former agricultural buildings, together with ample parking provision.

The barns are available either as a whole or as individual plots.

Barn 1 is designed to provide spacious and well-proportioned accommodation, with the ground floor comprising a kitchen, utility room, WC, dining room and sitting room, along with a principal bedroom featuring an en suite and walk-in wardrobe. To the first floor, there is a double bedroom with en suite and two further bedrooms served by a family bathroom.

Barn 2 offers a flexible and contemporary layout, centred around an open-plan kitchen, dining and living space. The ground floor also incorporates a utility room and WC, together with a principal bedroom with en suite. Three further bedrooms are served by a family bathroom, creating a highly practical and adaptable living arrangement.

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.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

SERVICES

Private drainage to be installed as per planning consent

Mains electricity being connected June 2026

Mains water available, installation required

EPC rating - NA

Wrexham County Council

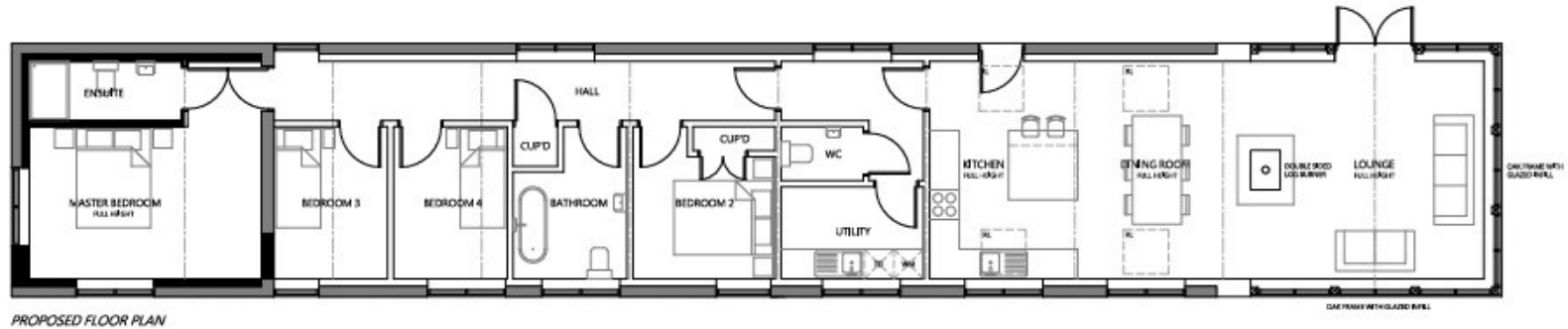
Council Tax Band - NA

METHOD OF SALE

Private Treaty

Freehold with vacant possession on completion

BARN 2



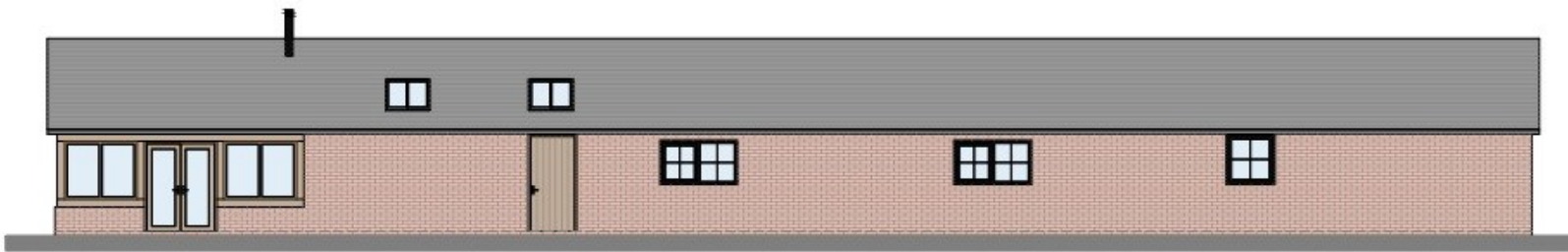
PROPOSED FLOOR PLAN



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

Directions

Leaving Whitchurch Westbound on the B5398 take the second exit onto the Wrexham Road A525, continuing along here for 4 miles and Croxton Farm is found on your right hand side of the road.

What3Words:///pads.direction.language

Viewing Arrangements

Viewing of the property is strictly by appointment only through:

Millie Home

Roger Parry & Partners LLP

Please contact our Head Office:

Mercian House, 9-10 Darwin Court,
Oxon Business Park, Shrewsbury, SY3 5AL

millie@rogerparry.net

01743 791336

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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.