



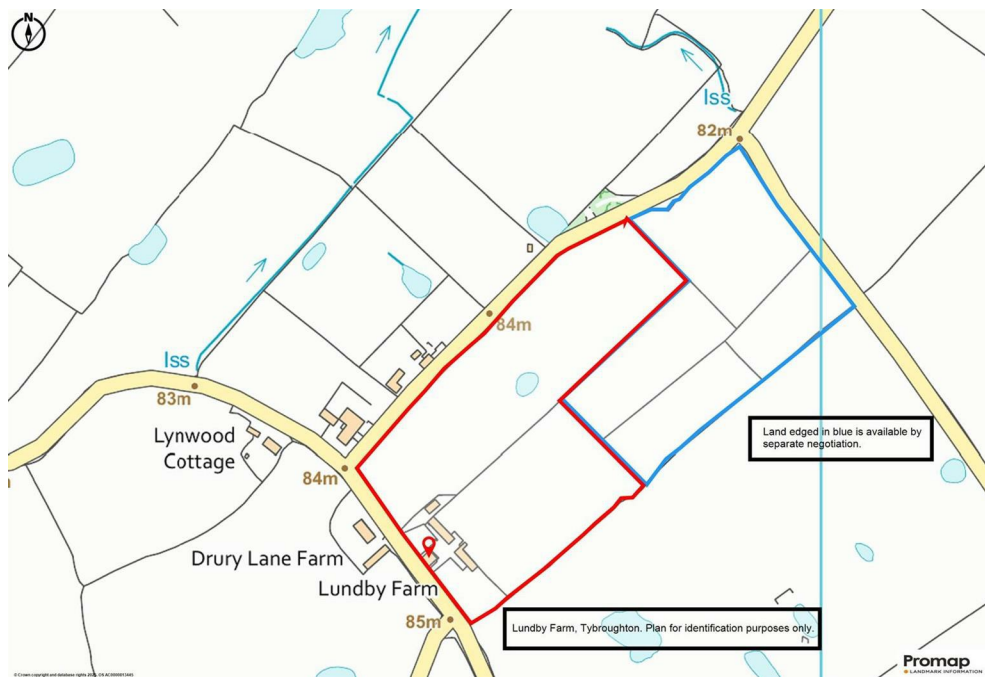
FOR SALE

Price Guide £595,000

Lundby Farm Drury Lane, Tybroughton, Whitchurch, SY13 3BE

This is an exciting opportunity to acquire this charming property known as Lundby Farm. It is situated in the charming hamlet of Tybroughton. The property is being sold with NO UPWARD CHAIN and has land approx 9.2 acres and a range of very useful outbuildings. The property comprises two reception rooms, kitchen, scullery, store room, three bedrooms and bathroom. It will require an extensive programme of refurbishment and modernisation. There are cottage style gardens and extra land is available by separate negotiation.





- Charming Detached Cottage
- Land to 9.2 Acres
- Requires Modernisation
- Range of Outbuildings
- Countryside Views
- No Upward Chain

LOCATION

Lundby Farm is situated in a rural area known as Tybroughton, roughly equidistant between the popular Cheshire village of Malpas and the thriving market town of Whitchurch. Malpas is a picturesque English country village providing a good range of amenities to cater for most day-to-day needs, including a range of shops, pubs, and restaurants as well as high street banks and a doctor's surgery. Whitchurch is an increasingly popular market town positioned on the border of north Wales and Cheshire, providing a more comprehensive range of amenities of all kinds. The historic county towns of Shrewsbury (23 miles) to the south and Chester (21 miles) to the north are also easily accessible by car. There is a national railway station at Whitchurch (6 miles) and the area is conveniently placed for Liverpool, Manchester, and Birmingham airports.

BRIEF DESCRIPTION

Halls are delighted to be the sole agents to sell Lundby Farm by private treaty.

Lundby Farm is a wonderful property with a range of outbuildings and with land to 9.2 acres. The property will require an extensive modernisation and programme of renovation and we believe that it will be difficult to secure a mortgage in its current state. There is a scope to extend the property to the side or rear subject to planning. The property currently comprises two reception rooms, kitchen, walk in pantry, store room and rear entrance lobby. To the 1st floor there are three bedrooms and a bathroom. The property does not have central heating but does have modern double glazed windows.

OUTSIDE & GARDENS

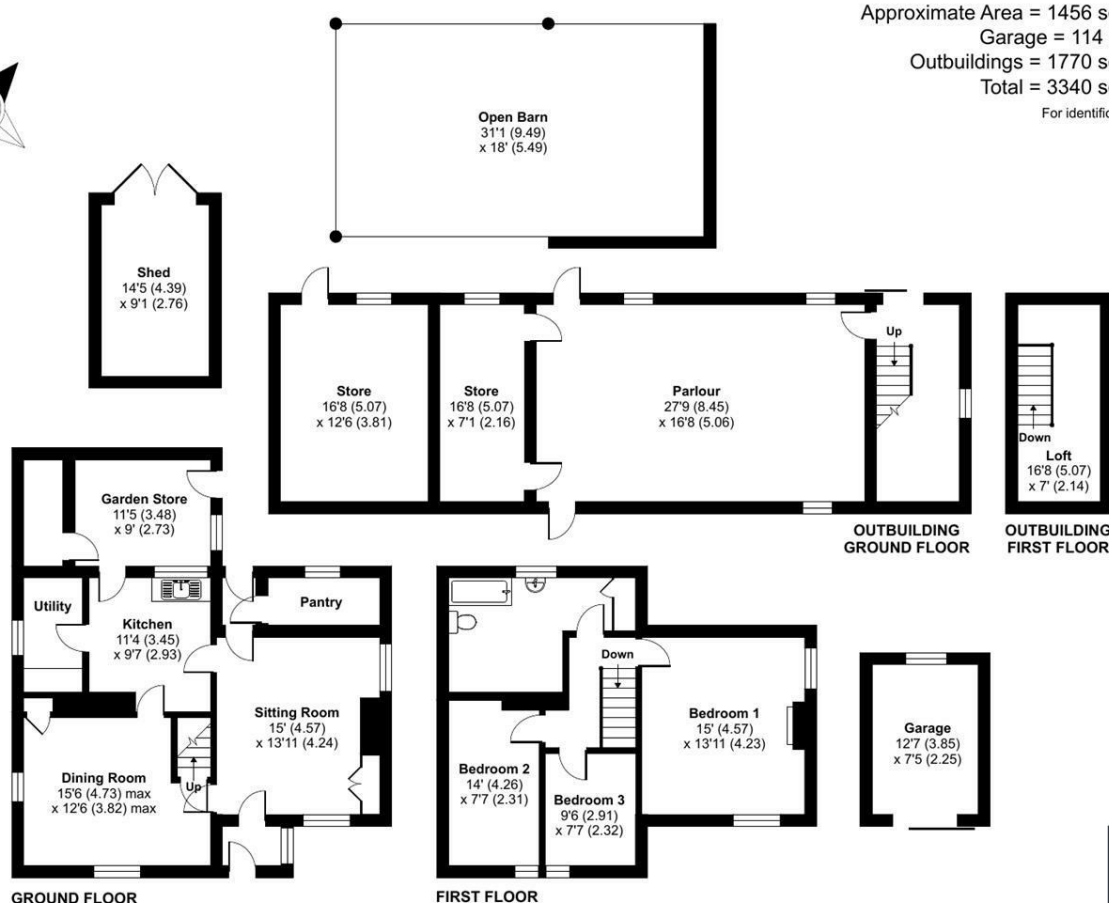
The property is accessed from Drury Lane and there is a drive down the side of the house to the parking area to the rear. There is an area of garden to the front and side which will require some landscaping.

BARN

To the rear of the property is a brick built two storey animal barn which also has a store room, stable and 1st floor hayloft. The barn subject to planning could be converted to provide ancillary accommodation to the main property. To the side of the barn are old pig sty's and a chicken coop.

LAND

Lundby Farm is being sold with land to 9.2 acres. The land is split into a three fields and there is direct road access into two of them. The land has been historically used for grazing and hay. There is a further parcel of approx 6 acres of adjoining land available by separate negotiation.



Approximate Area = 1456 sq ft / 135.3 sq m
 Garage = 114 sq ft / 10.6 sq m
 Outbuildings = 1770 sq ft / 164.4 sq m
 Total = 3340 sq ft / 310.3 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2026. Produced for Halls. REF: 1409930



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



DIRECTIONS

From Whitchurch drive out on the Wrexham Road and turn right signposted Ty Broughton, Lower Wych & Malpas. After about 250 metres at the fork bear right. Continue along the lane until you arrive at a T Junction. Turn left into and after about 100 metres the property is located on the right.

WHAT 3 WORDS

///custard.trailer.dimension

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1726 290126

COUNCIL TAX - WREXHAM

The property is in Council Tax Band F on the Wrexham council tax register.

SERVICES

We believe that mains water and electricity are available to the property. Drainage is to a septic tank.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



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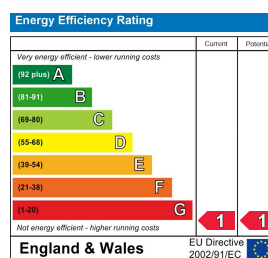
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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