




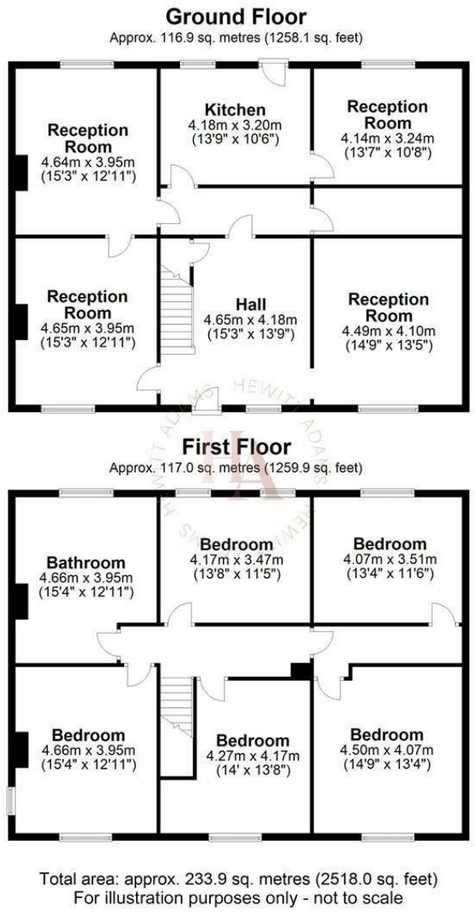




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# Raby Hall Road, Wirral, CH63 0NN

## Price Guide £900,000

5 Bedroom | 4 Reception | 1 Bathroom | F

Guide Price £900,000 – £1,000,000 - Sold By Private Treaty

A traditional farmstead with clear potential for residential conversion, STPP*, situated within a proven high-value market where comparable schemes have successfully delivered and sold. Raby Hall Farm represents a genuinely rare opportunity to acquire a substantial traditional farmstead in one of the Wirral's most sought-after semi-rural locations. The property comprises a vacant farmhouse, an impressive range of traditional brick barns arranged around a distinctive U-shaped courtyard, additional agricultural buildings, yard areas and adjoining land (extent to be confirmed).

At the heart of the holding lies a striking U-shaped courtyard of traditional brick barns extending to approximately 750 sq m of footprint, with further potential available within the existing roof structures. The enclosed courtyard arrangement creates a strong sense of identity and place, lending itself naturally to a high-quality residential conversion scheme whilst retaining the character and heritage of the original farmstead. Alongside the barns is a separate vacant farmhouse extending to approximately 200 sq m, requiring full refurbishment.

Development Potential (Subject to Planning)

The property is offered without planning consent but presents clear scope for future development. An indicative, unconsented concept demonstrates the potential for a sympathetic residential scheme comprising five units within the existing barns alongside the refurbishment of the farmhouse. So six properties in total.

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## Farmhouse

A traditional farmhouse comprising; entrance hall, four large reception rooms and a kitchen. To the first floor there are five bedrooms and a family bathroom. Over 2,500 SQFT.

## x5 Barns

Mixture of traditional brick construction, and some more modern portal frame.

## Please Note

The sale plan is indicative, with the precise area and boundary to be agreed between vendors and purchaser.



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