



# BRYNALLT COUNTRY PARK

WELSH FRANKTON | NR ELLESMERE | SY12 9HL





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Ellesmere 2 miles | Llangollen 15 miles | Shrewsbury 18 miles | Chester 27 miles  
(all mileages are approximate)

## AN OUTSTANDING HOLIDAY LODGE INVESTMENT & LIFESTYLE OPPORTUNITY WITH EXPANSION POTENTIAL

Ideal lifestyle business or tourism investment  
Established rural holiday lodge site  
Two timber lodges currently on site  
Planning permission for additional lodges  
Approximately 1.78 acres in total



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Viewing is strictly by appointment with the selling agents

## Cedar Lodge & Redwood Lodge

urveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

### GENERAL REMARKS

Brynallt Country Park presents an outstanding leisure and tourism opportunity comprising an established holiday lodge site extending to approximately 1.78 acres, together with two timber lodges, private access and infrastructure, and the benefit of planning permission for an additional 7 holiday lodges.

The property enjoys a particularly appealing elevated setting with far-reaching countryside views, whilst remaining conveniently located just a short distance from the North Shropshire Lakeland town of Ellesmere.

The site offers purchasers a number of potential opportunities including continuing to operate the existing holiday lodge business, expanding the lodge accommodation subject to the benefit of the existing planning consent, or creating a private countryside retreat with income potential.

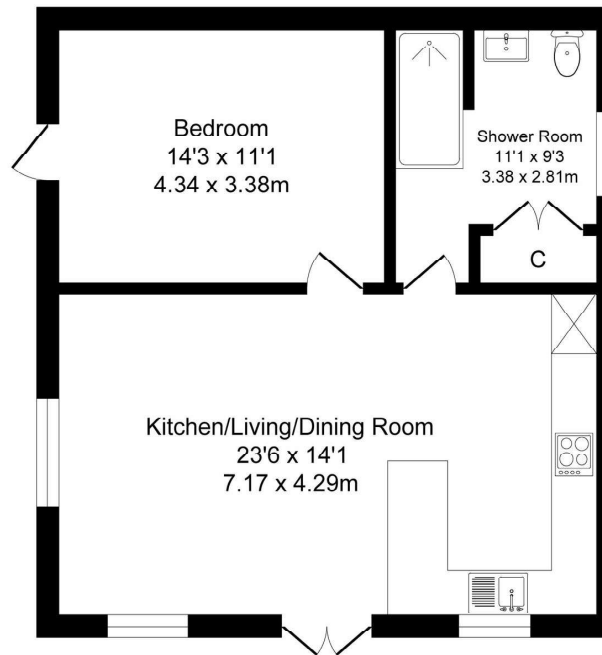
A site viewing is essential to fully appreciate this rare opportunity.

### SITUATION

Brynallt Country Park is situated on the outskirts of the hamlet of Welsh Frankton approximately 2 miles from Ellesmere within the popular North Shropshire Lakeland area.

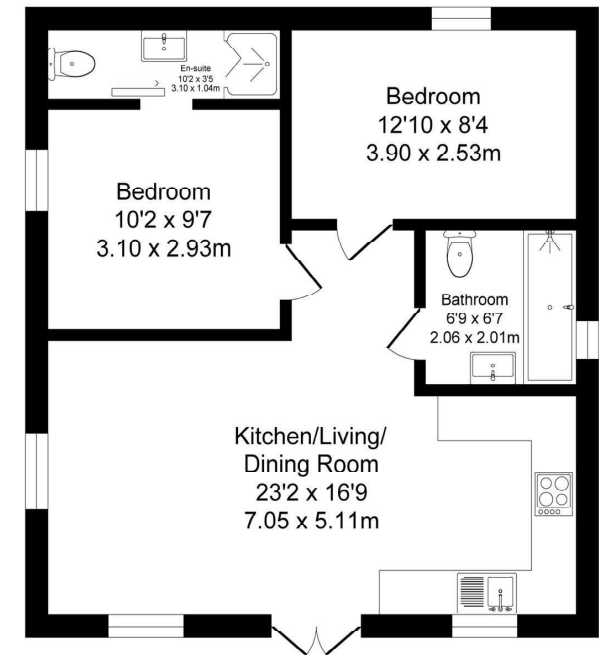
The market town of Ellesmere provides a range of local amenities whilst the surrounding countryside and meres make the area particularly attractive to visitors and holidaymakers.

The property is conveniently located within commuting distance of Ellesmere, Llangollen, Shrewsbury and Chester.



Redwood Lodge

Approx. Floor Area 603 Sq.Ft (56.0 Sq.M.)



Cedar Lodge

Approx. Floor Area 593 Sq.Ft (55.1 Sq.M.)

### LODGE ACCOMMODATION

The site currently includes two timber lodges designed to provide comfortable holiday accommodation within a peaceful countryside setting.

The original cedar lodge has been successfully operated as a holiday let for a number of years and has generated consistent visitor demand.

A second, more recently constructed lodge of a similar size but finished to a more contemporary specification provides additional high-quality accommodation and enhances the site's income potential.

Both lodges are positioned to enjoy attractive views across the surrounding countryside and provide private accommodation within the wider site.



## SITE & LAND

The property extends in all to approximately 1.78 acres.

The site is approached via a private drive leading to an established access track passing through double opening gates and continuing through attractive grounds to the lodge area.

The land is very well laid out with open grassland, mature trees and natural boundaries, creating a particularly pleasant setting for holiday accommodation.

## PLANNING PERMISSION

Full planning permission was granted for the erection of nine timber holiday lodges together with associated access and drainage infrastructure.

Planning Reference: NS/06/02150/FUL.

The planning consent originally provided for six two-storey lodges and three single-storey lodges positioned on the eastern side of the site.

Works previously carried out include formation of the access track, installation of drainage infrastructure and construction of several concrete bases.

Interested parties should make their own enquiries with Shropshire Council Planning Department regarding the status and implementation of the planning permission.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

Mains electricity and water are connected to the site. Private drainage is installed. Prospective purchasers should satisfy themselves regarding the availability and capacity of all services.

## DIRECTIONS

What3Words ///verb.found.banks



## RIGHT OF WAY & EASEMENTS

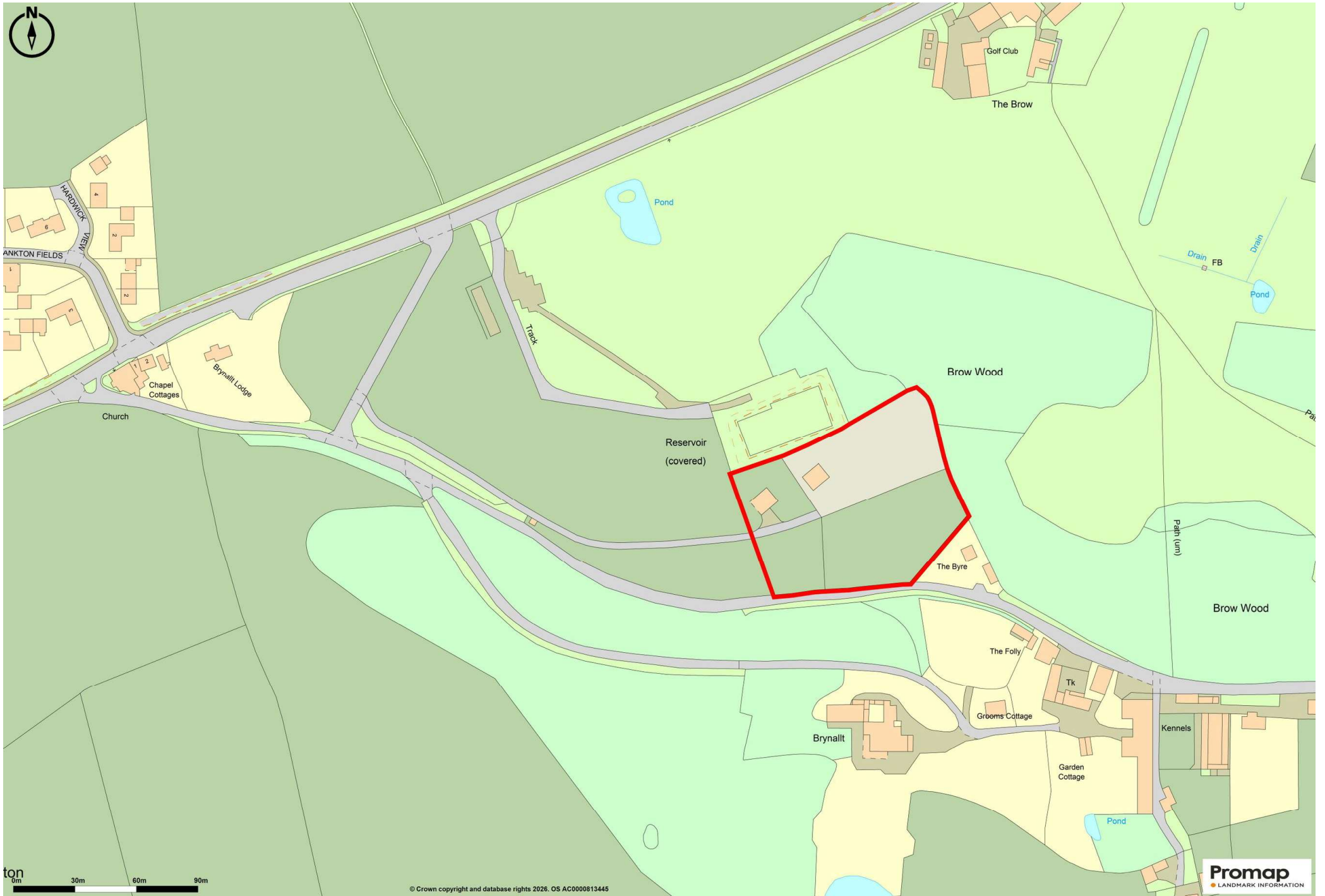
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



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