Old Farm
Bowling Bank | Wrexham | LL13 9RT

Wrexham 6.5 miles, Chester 14 miles, Whitchurch 16 miles
(All distances approximate)

An exciting opportunity to acquire a well equipped dairy farm comprising a traditional 3 bedroom farmhouse, extensive outbuildings and 63.68 acres (25.76 ha) of versatile and productive pastureland available as a whole or in 5 lots.

- Quiet rural location
- Ideal family livestock holding
- Quality flat productive grassland
LOT 1 – FARMHOUSE, BUILDINGS & 11.38 ACRES
Lot 1 is coloured blue on the plan overleaf and comprises a traditional 3-bedroom detached house with slate roof and white rendered walls, farm buildings and 11.38 acres.

The property is attractive and well maintained both inside and outside with traditional features providing plentiful character and charm. The farmhouse is carpeted and internal decoration is good as well as having UPVC windows throughout. The internal accommodation comprises of:

GROUND FLOOR
- **Front entrance** off the front patio which leads into a porch and hall area.
- **Rear entrance** with a spacious porch, ideal for leaving wellies and coats.
- **Kitchen**, with a tiled floor, a range of units and a PLUS FX cooker and hob.
- **Dining room**, with a built-in corner cupboard and an alcove under the stairs providing further storage space.
- **Hall** leading to lounge, bathroom and staircase.
- **Lounge**, this is a light and attractive room providing a cozy place to retreat. The room has wooden beams and an attractive brick fireplace with a log burner.
- **Bathroom**, a recently redecorated room with tiled walls (in part) and floor, electric power shower, wash basin, W.C and bath. **Stairs leading to:**

FIRST FLOOR
- **Hallway**, there are three bedrooms leading off this corridor.
- **Master bedroom**, a spacious double bedroom which overlooks the farm.
- **Bedroom 1**, a double bedroom with feature beams.
- **Bedroom 2**, a light and airy double bedroom with built in storage space.

GARDEN
There is a paved area outside leading to the front lawn which was re-seeded in September 2019. The garden also has a small pond and two apple trees.

SERVICES
Mains electricity, mains water, oil fired central heating to radiators and private drainage to a septic tank.
### BUILDINGS

<table>
<thead>
<tr>
<th>No</th>
<th>Dimensions (m)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>15.82 × 4.87</td>
<td>Farmhouse, a traditional 3-bedroom detached house with slate roof and white rendered walls</td>
</tr>
<tr>
<td>2</td>
<td>18.43 × 9.29</td>
<td>4 bay steel framed clear span building with box profile roof, box profile cladding and a concrete floor. Half of the shed is open sided and used as a garage / store. The other half forms a secure workshop. There is three phase electricity to this building. Behind the building is a block walled cabin with a fibre cement roof housing the mains network electricity board.</td>
</tr>
<tr>
<td>3</td>
<td>27.21 × 13.56</td>
<td>5 bay steel framed clear span livestock shed with a box profile roof, part block wall, part Yorkshire boarding sides and a concrete floor. There is a feed fence along the north elevation and 4 water trough points. On the eastern gable there is a timber and corrugate iron lean-to over a concrete pad which is used as a cattle segregation area with automatic gates and A1 stalls.</td>
</tr>
<tr>
<td>4</td>
<td>21.37 × 6.27</td>
<td>A traditional building with a fibre cement roof, brick walls and a concrete floor. Used for the collecting yard, dairy and general store. There is an adjoining store which has corrugated metal cladding and roof.</td>
</tr>
<tr>
<td>5</td>
<td>5.43 × 3.76</td>
<td>Mono pitch building with breeze block walls, a fibre cement roof and used as a secure chemical store with box profile doors and a built-in office area.</td>
</tr>
<tr>
<td>6</td>
<td>17.83 × 6.05</td>
<td>Milking parlour, leading to collecting yard with fibre cement roof, brick walls with additional internal block wall.</td>
</tr>
<tr>
<td>7</td>
<td>23.15 × 13.74</td>
<td>5 bay steel frame clear span building with fibre cement roof, corrugated iron cladding and concrete floor, forming a sleep and feed shed with 50 cubicles and mattresses, water trough and feed bunker with barrier.</td>
</tr>
<tr>
<td>8</td>
<td>12.68 × 7.94</td>
<td>3 bay steel frame clear span cubicle building for 20 cows with a galvanised iron roof, part block and part galvanised iron clad sides and concrete base.</td>
</tr>
<tr>
<td>9</td>
<td>4.83 × 5.34</td>
<td>Timber sectional chicken shed.</td>
</tr>
<tr>
<td>10</td>
<td>48.49 × 13.51</td>
<td>9 bay steel frame clear span cubicle building with fibre cement roof, part block wall with box profile cladding above and part concrete panel and Yorkshire board cladding. On the eastern elevation is an external feed barrier, with a concrete pad and a cantilever roof. The building has 62 cubicles with cow mattresses. Two bays are used for loose housing with separate gates on to stack yard.</td>
</tr>
<tr>
<td>11</td>
<td>41.11 × 14.72</td>
<td>Concrete panel open silage clamp.</td>
</tr>
<tr>
<td>12</td>
<td>32.51 × 20.31</td>
<td>Concrete panel open silage clamp.</td>
</tr>
<tr>
<td>13</td>
<td>4.91 × 5.09</td>
<td>Timber and box profile sheet, mono pitch tractor shed / mineral store.</td>
</tr>
<tr>
<td>14</td>
<td>N/A</td>
<td>Earth walled slurry lagoon with adjoining midden area, complete with RSJ sleeper walls.</td>
</tr>
<tr>
<td>15</td>
<td>N/A</td>
<td>Dirty water store</td>
</tr>
<tr>
<td>16</td>
<td>18.28 × 9.14</td>
<td>3 bay steel frame clear span general purpose building with box profile roof with part concrete panel and part Yorkshire board sides on 3 sides, concrete floor and 2 water troughs. Used currently as hay and machinery storage.</td>
</tr>
<tr>
<td>17</td>
<td>17.77 × 8.68</td>
<td>3 bay steel frame produce/general purpose shed with box profile roof, box profile cladding to 3 sides, with the eastern elevation also having 2 concrete panels and gravel floor. Used currently as hay and machinery storage.</td>
</tr>
<tr>
<td>18</td>
<td>30.33 × 16.50</td>
<td>Recently constructed 5 bay steel framed clear span building with a fibre cement roof. The gable ends are concrete panels with Yorkshire boarding above, one side panel is concrete panelling to half with netting to the eaves with the eastern elevation being open sided with a feed barrier, concrete pad and cantilever roof. There are also 3 water troughs on block stands and internal galvanised iron stock yard gates.</td>
</tr>
<tr>
<td>19</td>
<td>N/A</td>
<td>Gated concrete yard, block wall surround, providing a stock loafing area.</td>
</tr>
</tbody>
</table>

### EQUIPMENT AND PRODUCE

All farm equipment (including the milking parlour and dairy) and produce currently at Old Farm will be available via separate negotiation. The Vendor reserves the right to hold a farm dispersal sale prior to or just after completion, subject to weather conditions on Lot 1.
SITUATION
The farm is located in the Welsh countryside, being only a mile from the B5130 however, also benefiting from direct access to quiet country lanes.

Lot 1 (the Farmhouse, Buildings and 11.38 acres) are located to the east of a quiet country lane called Lower Road, with the remainder of the land (Lots 2, 3, 4 & 5) being located on the other side of the road between Lower Road and the B5130. Access is available from both roads to Lot 4.

THE LAND
The land at Old Farm is available as a whole or in 5 lots. Currently all the land is down to grass, divided by mature hedges into a number of different field parcels as listed below:

<table>
<thead>
<tr>
<th>Lotting</th>
<th>Hectares</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>3.01</td>
<td>7.45</td>
</tr>
<tr>
<td></td>
<td>1.59</td>
<td>3.94</td>
</tr>
<tr>
<td>Lot 2</td>
<td>1.65</td>
<td>4.08</td>
</tr>
<tr>
<td>Lot 3</td>
<td>3.86</td>
<td>9.55</td>
</tr>
<tr>
<td></td>
<td>1.26</td>
<td>3.12</td>
</tr>
<tr>
<td>Lot 4</td>
<td>4.32</td>
<td>10.67</td>
</tr>
<tr>
<td></td>
<td>2.70</td>
<td>6.66</td>
</tr>
<tr>
<td>Lot 5</td>
<td>1.10</td>
<td>2.71</td>
</tr>
<tr>
<td></td>
<td>3.04</td>
<td>7.52</td>
</tr>
<tr>
<td></td>
<td>3.23</td>
<td>7.99</td>
</tr>
<tr>
<td>Total</td>
<td>25.76</td>
<td>63.68</td>
</tr>
</tbody>
</table>

WELSH BASIC PAYMENT SCHEME
The land is registered for the Welsh Basic Payment Scheme. The Entitlements will be offered separately to purchasers should they be eligible and wish to claim in 2020. The 2019 claim has been made and will be paid to the vendors.

SOIL TYPE
According to the Soil Association Survey of England and Wales, the soil is classed as “Salop” described as slowly permeable reddish fine loamy over clay. Suitable for permanent grasslands as well as arable cropping.

LAND GRADE
The land is recorded on the Land Classification Series for England and Wales as Grade 3. Grade 1 being the best and Grade 5 the worst.

TITLE
The property has registered Freehold Title under Title Number WA6723.

TENURE
All 5 lots are available with vacant possession on completion.
Land at Old Farm

Lot 1
14.26 ac

Lot 2
4.08 ac

Lot 3
9.55 ac

Lot 4
20.45 ac 10.67 ac

Lot 5
18.22 ac

Lot 6
2.71 ac

Farmyard
2.88 ac

Lot
3.94 ac

7.45 ac

7.99 ac

7.52 ac

6.66 ac
**LOT 2**
4.08 acres coloured green on the plan overleaf.

Lot 2 is made up of one parcel of land which is a flat grass paddock with mature hedges forming the boundaries. This attractive block of land has roadside access and is situated in a network of quiet country lanes, making this an ideal opportunity for amenity or equestrian purchasers.

**LOT 3**
9.55 acres coloured orange on the plan overleaf.

Lot 3 is a single parcel of productive permanent pasture. The field is situated opposite Lot 1 (Farmhouse, Buildings and 11.38 acres) and has 2 access points (gates) onto Lower Road.

This field would be ideal for an equestrian or agricultural purchaser as it is flat and easy to mow as well as being suitable for stock or horse grazing. The field has mature thorn hedges which have recently been cut and several mature oak trees. Mains water is available from the supply that feeds the farmstead. If purchased separately a metre could be put in place to split the supply.

**LOT 4**
20.45 acres coloured pink on the plan overleaf.

A rectangular parcel of grassland comprising three flat pasture fields. These fields lend themselves to either grazing or mowing and would be suitable for an agricultural purchaser. The land benefits from having road frontage onto both Lower Road and the B5130 and has an electric line crossing the fields.

**LOT 5**
18.22 acres coloured yellow on the plan overleaf.

A block of three convenient sized flat fields, ideal for mowing and grazing with road access off Lower Road. There is a pond in the internal boundary as well as a number of mature trees which contribute to the aesthetically pleasing nature of this lot. There is a track off the road to the back fields (as marked on the plan).

**WATER SUPPLY**
There is a metered mains water supply to the farmstead with a meter on the lane, opposite the entrance. In the event that all lots are sold separately, the supply will be curtailed to Lots 2, 3, 4 and 5. Purchasers are to then make their own enquires to obtain a new supply at their own expense.
AVAILABLE VIA SEPARATE NEGOTIATION
Milking installation updated 5 years ago (approx.). Fullwood 20/20 Direct to Line Herringbone parlour with auto ID, 4/4 pulsation system, ACR’s, heat recovery unit, two variable speed vacuum pumps with 3 phase motors and big bore vacuum line, volume washers, teat spray units, feed stalls with Fullwood auger master feeders and supply auger from Collinson feed bin. Furthermore, there is a Fullwood 8,000 litre stainless steel everyday delivery bulk tank with compressor and iced plate cooler available.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

VIEWINGS
We ask that all viewings of the property are made with prior appointment with the selling agents, by calling the office 01829773000.

MONEY LAUNDERING LEGISLATION
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

SALE PLAN AND PARTICULARS
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries on the site and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

SELLING AGENTS
Mr A Wallace
Rostons Limited
Whitchurch Road
Hatton Heath
Chester
CH3 9AU
Tel: 01829 773000
Email: andrewwallace@rostones.co.uk

VENDORS SOLICITORS
Mr A Clark
SAS Daniels LLP
3 Vicar’s Lane
Chester
CH1 1QX
Telephone: 01244 305900
Email: andrew.clark@sasdaniels.co.uk

LOCAL AUTHORITY
Wrexham County Borough Council
Guildhall
Wrexham
Clwyd LL11 1AY
Telephone: 01978 292000
Website: www.wrexham.gov.uk

DIRECTIONS
Travel west on the A534 from Broxton roundabout, roughly 3.5 miles before turning left onto the B5130 signposted Cross Lanes. Continue along the road for 1.5 miles and then turn left, onto Church Lane, signposted Is-y-Coed. Continue along the road and bear right to Sutton Green before turning right onto Lower Farm Road, keeping the Church on your right. Continue along the road for half a mile where the farm is located on your left and marked with a number of Rostons for Sale boards.

Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property.