



LAND AT WALLED GARDEN
WYNNSTAY HALL, RUABON, WREXHAM

JACKSON-STOPS 

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AN EXCITING OPPORTUNITY FOR
DEVELOPERS AND PRIVATE INDIVIDUALS -
A PAIR OF BUILDING PLOTS WITH
PERMISSION FOR TWO DETACHED 5
BEDROOM HOUSES, SET IN THE GROUNDS
OF THE HISTORIC WYNNSTAY HALL ESTATE



THE PROPERTY

The walled garden to Wynnstay Hall occupies a spectacular location in North Wales, and is formerly part of the grounds to the Wynnstay Hall Estate. Approached via the impressive tree lined drive which serves the whole development, the walled garden plots are situated towards the periphery of the site, enjoying great privacy and seclusion whilst overlooking the wonderful walled garden and parkland which are now communal grounds to residents of the estate. Indeed, seldom do properties enjoy such peace and quiet and privacy, yet are so accessible for all areas of commerce throughout the North West and North Wales.

Wynnstay Hall was the former seat of the Williams-Wynn family and is a stunning Grade II* Listed building. In the mid/late 1700's the grounds were remodeled by the renowned landscape architect Lancelot 'Capability' Brown, who worked on many of the gardens of the great country houses and estates in England and Wales. A commemorative fountain to Capability Brown sits in the cloisters at Westminster Abbey.

The original hall was destroyed by a fire in the mid 1800's, and so subsequently re-built in a French renaissance style. Around 100 years later it ceased to be a private house and was sold to become Lindisfarne College, until 2000 when the building, outbuildings and parts of the grounds were sold and redeveloped to their present form, being a high quality select development comprising around 70 residential properties. The former walled garden to the estate remains, albeit with 5 modern houses now built, and the two plots which are now offered for sale are the last remaining at The Wynnstay Hall Estate.

The site offers an extremely unusual opportunity both for small developers looking for commercial gain, and also the private buyer seeking to build their own home. The new houses occupy what is arguably the prime location of the estate, situated overlooking the lovely walled garden and also the lake and parkland. Each plot will have their own private gardens but will also enjoy use of the many acres of communal

grounds around the estate, which offer lovely walks and also general amenity land for outdoor games and picnics. There are hard tennis courts within the grounds which are also for the resident's use.

On 22 August 2016, Planning Application P/2014/0342 was approved for the erection of 7 dwellings within the former walled garden to Wynnstay Hall. The permission was part of an enabling scheme with conditions which are now discharged. 5 of the 7 dwellings have been built. On 22 January 2025 Planning Application P/2023/0476 was approved permitting variations to historic planning permissions for the erection of plots 6&7. The latest approved plans provide for the two dwellings which are to be sold as two individual self-build plots or a pair to be developed together, these extend to over 3100 square feet. Alternatively there is the option to build a pair of approximately 2200 sqft by way of the earlier approved consent but the design of either is for modern everyday family living. Each property will be elegant in appearance, incorporating a neo Georgian style, and internally will reflect similar proportions of that building period, with high ceilings, orangeries/conservatories and well proportioned windows to bring in great natural light.

The properties will be independently accessed, and each will have double garage, plenty of parking and extremely private walled gardens, one having a 'secret' walled garden. Plot 6 will overlook the main walled garden, which itself has been rebuilt in recent years, and Plot 7 overlooks the lake and parkland which were designed by Sir Lancelot Capability Brown. The site is relatively level in its topography and with good access for vehicles and machinery. Gas, water, electricity and drainage provisions are all on site, subject to connection agreements with the relevant service providers, and all conditions within the planning permission have otherwise been discharged such that building works could commence immediately, whether that be for one plot or both. A ground survey has been undertaken and confirms the suitability of the site for redevelopment.



LOCATION

The setting of Wynnstay Hall Estate is extremely scenic and rural, surrounded by open countryside and against the backdrop of the Vale of Llangollen and Berwyn hills. The nearby towns of Oswestry and Wrexham offer a comprehensive range of services for everyday needs as do the county towns of Chester and Shrewsbury which are 19 and 27 miles respectively. In the village there is a state primary school and at Oswestry a state secondary school together with private schools locally including Moreton Hall, Oswestry, Packwood Haugh, Ellesmere College, Shrewsbury and The King's and Queen's in Chester. On the recreational front there are football and cricket clubs locally, walking and boating on the Shropshire Union Canal and several golf courses nearby. For the equestrian enthusiasts hunting is with Sir Watkin Williams Wynn and there is national hunt racing at Bangor on Dee and flat racing at Chester.

The area enjoys excellent road communications being very accessible to all areas of commerce throughout the North West and Midlands. From the property the A483 by-pass is a short distance facilitating ease of travel to the Wrexham Industrial Estate, Deeside Industrial Park and Chester Business Park. Beyond Chester is the national motorway network accessing Liverpool and Manchester which are both served by international airports.

To the south the A483 connects to the A5 accessing Shrewsbury and Telford and beyond which the M54 links to the M6 motorway and Birmingham. For travel to London there is a regular rail service from Gobowen to Chester from which there is a sub 2hr service to Euston.

PLOT 6 - LATEST PROPOSED PLANS

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



PLOT 7 - LATEST PROPOSED PLANS

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.





Plot 6



Plot 7



Plot 7



Plot 6



PROPERTY INFORMATION

Address: Land at Walled Garden, Wynnstay Hall, Ruabon, Wrexham, LL14 6LD.

Tenure: Leasehold with vacant possession. Remainder of Lease dated 999 years from 2 October 1997.

Service Charge: Approx £2,040.00 per plot for 2026 once built.

Services: Mains water, electricity and gas. Private drainage.

Local Authority: Wrexham Borough Council - T: 01978 292 000.

Viewing: Strictly by appointment via Jackson-Stops, Chester office.

what3words: ///takeovers.speak.modules

CGI: Many of the images used are CGI's.

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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