



CORNER HOUSE FARM
NR ROSSETT, WREXHAM

JACKSON-STOPS 

**CORNER HOUSE FARM & HOLIDAY COTTAGES, ROSSETT ROAD,
PARKSIDE, NR ROSSETT, WREXHAM LL12 0BW**

TOTAL APPROX GROSS INTERNAL AREA:14,650 SQ FT / 1,361 SQ M

OF INTEREST TO PRIVATE BUYERS, DEVELOPERS & INVESTORS

AN IMPRESSIVE & SUBSTANTIAL PROPERTY
PORTFOLIO COMPRISING A FARMHOUSE
TOGETHER WITH 15 HOLIDAY LETTING
UNITS CURRENTLY GENERATING CIRCA
£100,000 PER ANNUM WITH FURTHER
DEVELOPMENT POTENTIAL



DISTANCES

WREXHAM 6 MILES

CHESTER 9 MILES

LIVERPOOL 36 MILES

MANCHESTER 49 MILES

(DISTANCES APPROXIMATE)

FEATURES

- 4 Bedroom Farmhouse
- Double Garage & Parking
- Lawned Garden & Patios
- 4 No. Annexe & Bedsit Units
- 11 No. Cottages & Flats
- Oil & Gas central heating
- Dedicated Parking & Visitor Spaces
- Private & Communal Garden Areas
- In all about 2.11 acres (0.95 hectares)

**Adjoining Grassland Field extending to 8.50 acres
(3.43 hectares) by separate negotiation**



DESCRIPTION

Corner House Farm occupies a rural position between the villages of Rossett and Holt adjoining open countryside and yet is extremely accessible. It comprises a farmhouse with ancillary accommodation taking the form of 4 No. bedsit/flat units together with 11 additional dwellings, the majority of which have been used historically as holiday letting cottages. However, in recent years they have been occupied on assured shorthold tenancies and are currently generating circa £100,000 per annum excluding the farmhouse which is vacant.

LOCATION

Corner House Farm is situated within 2 miles of Rossett village which caters for everyday needs with Co-op, post office, doctors' surgery and pharmacy. Within the village there are several pubs and restaurants complemented by the Dog & Pickle in Lavister and The Grosvenor Arms at Pulford which also has a spa. The larger centres of Chester and Wrexham are 6 and 9 miles respectively offering a more comprehensive range of services with High Street retailers and supermarkets complemented by out-of-town retail parks. Schooling in the area is well provided for with state primary and secondary schools in Rossett and Yale College in Wrexham. For those seeking independent schools there is a good selection nearer to Chester including The Kings and Queens Schools and Abbeygate College at Saughton. On the recreational front there are football, rugby, cricket and tennis clubs in both Chester and Wrexham. Locally there are several golf courses and on the River Dee in Chester there is sailing and rowing. For the equestrian enthusiasts the lanes are ideal for hacking out and there is horse racing at Chester and Bangor on Dee.



COMMUNICATIONS

The area enjoys good road links and is extremely convenient for both Wrexham and Chester. The A483 Wrexham by-pass allows for ease of travel south towards Shrewsbury & Telford and to the north connects with the A55 Expressway serving North Wales. The Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate are all within daily travelling distance and beyond Chester the A55 Expressway connects to the M53 & M56 motorways serving Liverpool & Manchester which are both within commuting distance. For travel to London there is a 2 hr rail service from Chester Station to Euston and for international travel Liverpool & Manchester airports are 31 and 40 miles respectively.

ACCOMMODATION

The farmhouse is approached off the side lane with 1 and 2 Roadside Cottages to the right against Rossett Road. The drive leads onto a gravelled parking area against the north west front with attached garaging and 4 No. annexe & bedsit units.

THE FARMHOUSE

The farmhouse is a detached property constructed of brick under a slate roof incorporating dormer windows. The accommodation extends to circa 3,267 sq ft arranged over two floors and has the benefit of wooden double-glazed windows and oil central heating. The front door opens into a vestibule with tiled floor extending into a reception hall beneath the stairs and off which is a downstairs cloakroom/w.c. with shower and hand basin. The principal reception rooms are on the south side of the house comprising an inter-connecting drawing room & dining room with bay windows and Minster style fireplace. Off the drawing room is a library with conservatory beyond which has a southerly aspect and French windows opening into the garden. On the opposite side of the reception hall is a large kitchen with central breakfast





area. The kitchen contains fitted wall and base units under work surfaces incorporating a twin bowl sink with drainer, electric oven & grill, electric hob and oil-fired Aga within a tiled recess, plumbing for washing machine & dishwasher and tiled floor. Beyond the kitchen is an office with cloakroom off with low flush w.c. and hand basin. From the office a door connects to a back porch with sliding French windows onto the drive. At ground floor level there is a bedroom suite which could be re-configured to make a self-contained annexe for dependent relatives. It comprises a large double bedroom with fitted wardrobes, cupboards and drawers. From the bedroom double doors link to a sun room with westerly aspect. It has a tiled floor and French windows opening to the drive. Off the bedroom is an en-suite bathroom and separate dressing room. The bathroom contains a panelled bath, tiled shower cubicle with glazed screen, pedestal hand basin and low flush w.c.

From the reception hall a pine staircase leads to a wide first floor landing. The master suite comprises a double bedroom with built in wardrobes and en-suite bathroom with panelled bath, hand basin and low flush w.c. Bedroom 4 is a single room with fitted wardrobes & built-in hand basin with cupboards and drawers below. On the opposite side of the landing is a family bathroom containing a panelled bath, hand basin and low flush w.c. Bedroom 2 is a double bedroom with built-in wardrobes & hand basin and it has the benefit of an en-suite bathroom which also serves bedroom 3. The bathroom contains a panelled bath, hand basin and low flush w.c. Bedroom 3 is a spacious double room which could be sub-divided. It also has a store room which could be adapted to create an en-suite bath/shower room.

4 NO. ANNEXE & BEDSIT UNITS

Adjacent to the farmhouse is a double garage and a complex of 4 No. annexe & bedsit units which are attached to the main residence and constructed of brick beneath a slate roof with double glazed windows. These properties comprise No's. 7, 10, 11 & 12 and all the units have either oil or electric heating.



11 NO. COTTAGES & FLATS

Adjacent to the drive to the farmhouse are 1 & 2 Roadside Cottages comprising a pair of semi-detached cottages constructed of brick with rendered elevations beneath a slate roof. Both properties are two storey with double glazed windows and gas central heating. 1 Roadside Cottage has a floor area of 484 sq ft and the accommodation comprises at ground floor level a front porch with open plan lounge/kitchen beyond. On the first floor there is a double bedroom with en-suite shower room. 2 Roadside Cottage has a floor area of 538 sq ft and the accommodation comprises at ground floor level a front porch with open plan lounge/kitchen beyond. On the first floor there is a double bedroom with en-suite shower room. Both properties have the benefit of off-road parking to the side.

Beyond the farmhouse and 1 & 2 Roadside Cottages with access via the entrance drive off Rossett Road is the remainder of the portfolio which are all constructed of brick beneath slate roofs with a combination of wooden and UPVC double glazed windows. All properties have the benefit of central heating systems.

No.3 is attached to the garaging and comprises a 3 bedroom end of terrace unit with a floor area of 1,367 sq ft.

No's. 4, 5 & 6 form a detached terrace of 3 units on the north east boundary against Rossett Road. No. 4 is a 2 bedroom end of terrace unit with a floor area of 1,076 sq ft and No.5 is a 2 bedroom mid-terraced unit with a floor area of 1,087 sq ft. No. 6 is a 3 bedroom end of terrace unit with a floor area of 1,334

sq ft. It incorporates a driftway beneath part of the first floor accommodation which has the potential to be in-filled to form a larger property.

No. 8 which has been adapted to incorporate No. 9 is a 3 bedroom detached unit with a floor area of 1,517 sq ft. It has a private garden and dedicated parking against the north elevation.

No's. 14, 15, 16 & 17 collectively form a detached property divided into 4 units. No's. 15 & 17 are both ground floor flats. No. 15 is a 2 bedroom unit with a floor area of 775 sq ft and No. 17 is a 1 bedroom unit with a floor area of 344 sq ft. No's. 14 & 16 are both 2 bedroom first floor flats, No. 14 having a floor area of 1,119 sq ft and No. 16 with a floor area of 710 sq ft.





TOWN & COUNTRY PLANNING

Historically the farmhouse was granted planning permission to be occupied as a private dwelling whilst the adjoining units had planning permission for use as holiday lets. The vendors, who are acting in their capacity as Executors, believe that the original planning consent contained a Section 52 Planning Agreement which precluded the farmhouse or indeed any of the properties being sold independently such that the entire portfolio has to be held as a single entity.

Notwithstanding the foregoing the holiday cottages are all occupied on a permanent basis being let on Assured Shorthold Tenancies which has been the case for the past 10-15 years. In these circumstances there are grounds to apply for a Certificate of Lawfulness to alter the planning status so that all properties

become permanent dwellings. Whether there is scope to remove the restriction which precludes the properties being sold independently is a matter for prospective purchasers to seek advice on and indeed all planning issues.

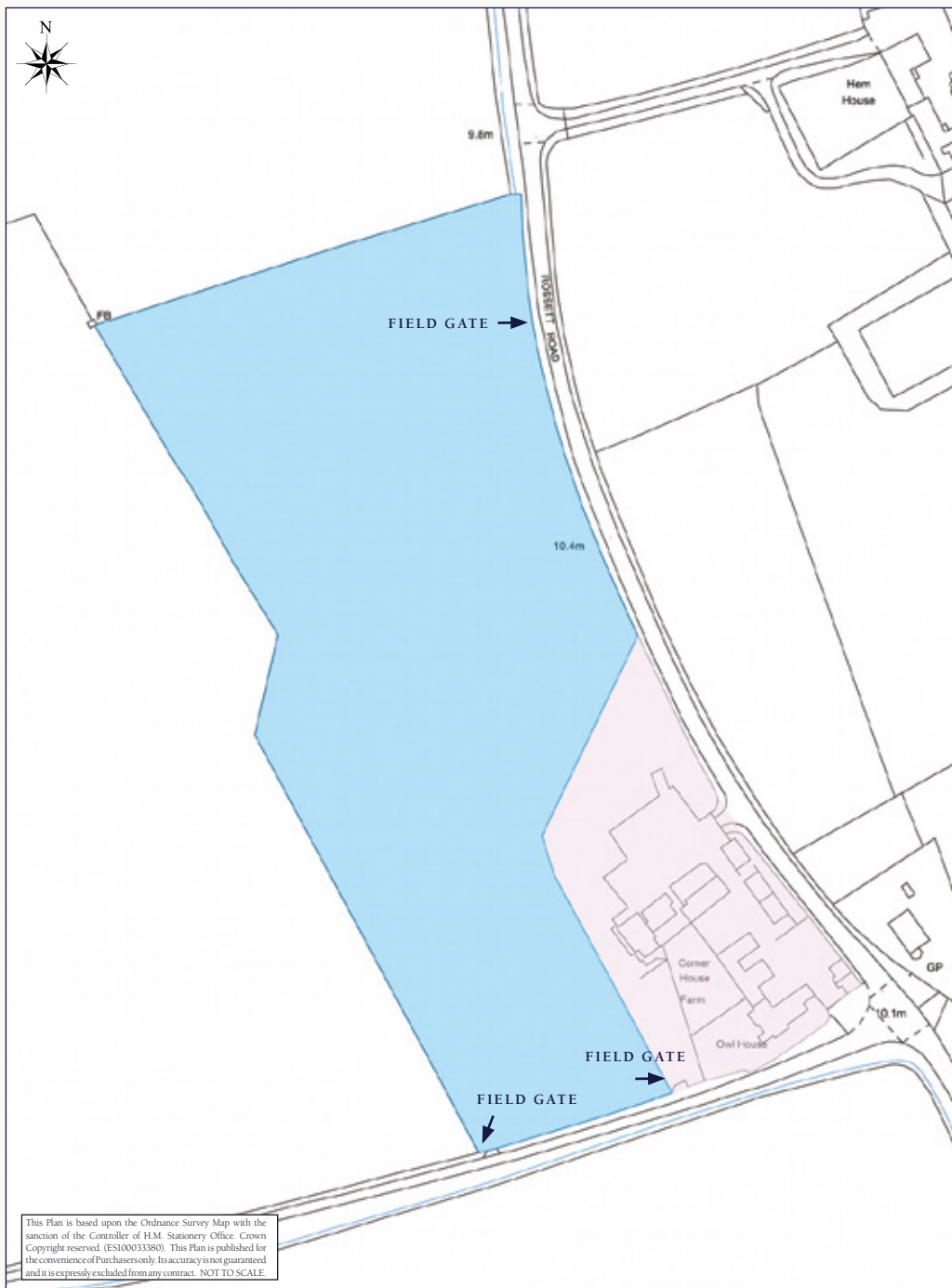
GARDENS & GROUNDS

To the north of the holiday letting units is an extensive gravelled courtyard which forms a car park with the benefit of external lighting. It includes dedicated parking spaces for the individual units together with visitor parking. Against the car park and screened behind mature hedging is a bin store, propane gas tanks and the drainage treatment plant. Beyond the car park against the westerly boundary is a mown grassed area which serves as a communal recreational space for all

of the properties, the whole extending to 2.11 acres (0.85 hectares) and for identification purposes colour washed pink on the plan.

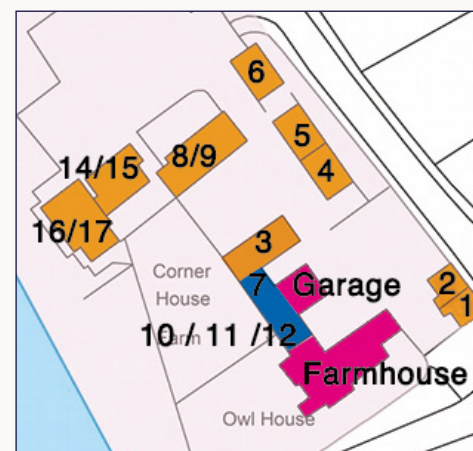
THE ADJOINING LAND

Adjoining Corner House Farm and available by separate negotiation is a parcel of agricultural land extending to 8.50 acres (3.43 hectares) as indicated colour washed blue on the plan. The land has frontage and a field gate onto Rossett Road and a similar arrangement on the side lane beyond the farmhouse, where there are two gates. The land is currently laid to grass and is also capable of supporting arable cropping. It stands 150 feet above sea level, is generally level and stockproof being suitable for grazing and/or mowing.



SUMMARY OF ACCOMMODATION

UNIT	BEDS	FLOOR AREA SQ/FT	COUNCIL TAX
Farmhouse	4	3,267	G
4 NO. ANNEXE & BEDSITS			
Unit 7	1	365	N/A
Unit 10	1	172 estimated	N/A
Unit 11	1	172	N/A
Unit 12	1	495	N/A
11 NO. COTTAGES & FLATS			
1 Roadside Cottage	1	484	D
2 Roadside Cottage	1	538	D
Unit 3	3	1,367	C
Unit 4	2	1,076	E
Unit 5	2	1,087	E
Unit 6	2	1,334	E
Unit 8/9	3	1,517	F
Unit 14	2	1,119	E
Unit 15	2	775	D
Unit 16	2	710	D
Unit 17	1	344	B
		14,650 sq ft/1,361 sq m	





PROPERTY INFORMATION

Address: Corner House Farm, Rossett Road, Parkside,
Nr Rossett, Wrexham LL12 0BW

Tenure: Freehold with vacant possession on completion if required.

Services: Mains water and electricity. Private drainage.

Future Development: It should be noted that the sale contract will contain a clause reserving in favour of the vendors 50% of any uplift in value arising on the granting of planning permission for any additional dwellings within the land coloured pink which will apply for a period of 25 years. In the case of the land coloured blue the contract will contain a clause reserving in favour of the vendors 25% of any uplift in value arising on the granting of planning permission for residential or commercial use which will apply for a period of 25 years.

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

Outgoings: The farmhouse is assessed for Council Tax under Band G: £3,797.60 2026/27. With the exception of the No. 4 Annexe/Bedsit Units which are attached to the farmhouse the remaining 11 No. Cottages and Flats are all individually assessed for Council Tax. Further details are available from the selling Agents.

Energy Performance Certificate: Ratings TBA.

Viewing: Strictly by appointment with the Chester office of Jackson-Stops, Tel: 01244 328 361.

Directions (LL12 0BW): From Rossett take the B5102 signposted Holt. Having passed through Trevalyn continue on Rossett Road for just under one mile and Corner House Farm is located on the right-hand side on the junction to Parkside.

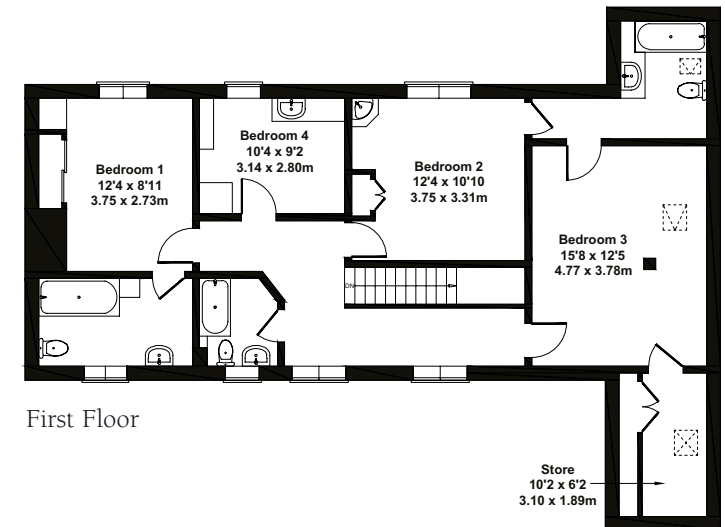




CORNER HOUSE FARM

APPROXIMATE GROSS INTERNAL AREA:
3267 SQ FT / 303.51 SQ M

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.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.



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