

Highfield Hall

Wallington Lane, Worthenbury, Nr Malpas, LL13 0AL

LARCH PROPERTY

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Wallington Lane
Worthenbury
Nr Malpas
LL13 0AL

A WONDERFUL OPPORTUNITY TO REFURBISH/REMODEL A 2,745 SQ FT FIVE BEDROOM HOUSE

OR

PLANNING PERMISSION TO CREATE A 6,888 SQ FT, FIVE BEDROOM FAMILY HOUSE, WITH EXTENSIVE OUTBUILDINGS SITTING IN THE MOST MAGICAL ELEVATED POSITION WITH OUTSTANDING FAR-REACHING VIEWS, NESTLED IN 49.67 ACRES

AVAILABLE AS A WHOLE OR IN TWO SEPARATE LOTS

NO CHAIN



LOT 1 Planning Permission To Create ACCOMMODATION IN BRIEF:

- 6,888 sq ft (640 sq m) of accommodation
- Galleried entrance hall
- Side hall/boot room
- Separate WC & Cloak room
- Kitchen/breakfast room open plan to living room
- Utility room
- 3 reception rooms
- Principal suite with dressing room, bathroom & balcony
- Four further double beds, all en suite, 2 with dressing rooms, 1 with balcony
- Outbuilding housing car port, garage, log store & storage shed

EXISTING HOUSE FOR REFURBISHMENT/REMODELLING:

- 2,795 sq ft (259 sq m) of accommodation
- Porch
- Kitchen/breakfast room
- Utility room
- 4 reception rooms
- 6 bedrooms
- 2 family bathrooms
- An extensive range of brick and steel portal framed buildings, 8,911 sq ft (827 sq m) with a myriad of possible uses

GARDENS & PADDOCK LAND

- Garden – in need of landscaping
- Paddock land laid to grass
- Lot 1 in all about 27.60 acres

LOT 2 Adjoining paddock land with road frontage 22.07 acres

IN ALL TOTALLING 49.67 ACRES




CGI




CGI









Description

Highfield Hall has so many possibilities whether you envisage an impressive five bedroom family home, an equestrian-inspired country residence or a bespoke architectural project. Highfield Hall presents an opportunity to create a property of individual character in a highly attractive rural setting, sat in an elevated position with outstanding far reaching views across the Dee Valley.

The property comprises a former farmhouse requiring comprehensive renovation/ redevelopment, together with a range of existing farm buildings with a myriad of different uses, all set within good quality farmland.

Planning permission was granted in December 2023, application number WOR P/2022/0441 for the demolition of the existing dwelling and the construction of a replacement architect-designed home with garage/carport and stores and a new entrance drive, thus offering an exciting opportunity to create a bespoke residence tailored to individual requirements. Detailed plans have been drawn up (see architects' drawings) for a contemporary five bedroom home.

Alternatively, if you did not wish to create a new build there is an existing five bedroom house that is in need of a full scheme of refurbishment as not habitable in its current state. See existing plans for house. Further extensions and remodelling are possible subject to the necessary consents being obtained.

Outbuildings

There is an extensive range of useful agricultural buildings in need of refurbishment. They lie to the gable end of the house and range from brick construction to steel portal framed. They have scope for many different uses such as agricultural and equestrian with a full range of other uses subject to the necessary consents being obtained.

Situation

Highfield Hall sits down a long drive on the Welsh/Cheshire borders benefitting from the most incredible views, with the Welsh hills serving as a majestic backdrop. Yet despite this rural idyll, many amenities are close by. Bangor on Dee village is only a short drive away and is particularly well known for its historic character and attractive setting beside the River Dee and celebrated National Hunt racecourse. The village provides a selection of everyday amenities, including traditional public houses and local services, while the surrounding countryside offers pleasant opportunities for walking and riding.

The other close by village of note is Malpas - a popular village destination, characterised by its historic streets, traditional buildings and independent shops. Local amenities include cafés, public houses, a local doctors surgery, convenience shopping and everyday services. Malpas is particularly well regarded by families for its village atmosphere and access to local schooling, including Bishop Heber High School. The village offers a quieter alternative to larger urban centres while remaining within convenient driving of Chester, Wrexham and Whitchurch. The popular and easy to drive to Chester City, Wrexham and Whitchurch all provide more comprehensive facilities.

The closeness to railway connections makes for an easy commute to major conurbations with Wrexham General and Central stations, Whitchurch, Chester and Crewe all having national and local connections. For travel to London, you would either take a train from Wrexham General or Chester and take a direct train to Euston.

The schooling opportunities are excellent with Chester having The King's School and The Queen's School, Moreton Hall, near Oswestry, Shrewsbury School and Ellesmere College, near Ellesmere.

For road commuters, the surrounding network provides access to Wrexham, Chester and the wider Northwest, with connections to the A483 and onward routes towards the A55, M53 and M56.



EXISTING SITE:

- EXISTING TREE RETAINED
- EXISTING HEDGEROW RETAINED RESTOCK WHERE REQUIRED

HARD LANDSCAPE:

- PROPOSED NATURAL STONE FLAG PAVING TO OUTDOOR LIVING AREAS
- PROPOSED CONCRETE BLOCK PAVING - 'CHARCOAL' BY MARSHALLS OR 'TOBERMORE TEGULA' - OR SIMILAR APPROVED
- PROPOSED TARMAC ACCESS ROAD

SOFT LANDSCAPE:

- PROPOSED NATIVE TREES SEE PLANT SCHEDULE FOR SPECIES CODES/SIZES
- PROPOSED MIXED NATIVE HEDGEROW SEE PLANT SCHEDULE FOR SPECIES TO BE PLANTED AT 5 PLANTS/LM IN A DOUBLE STAGGERED ROW
- LAWN AREAS (TO BE SEEDED OR TURFED) TO BE PREPARED TO A MIN DEPTH OF TOPSOIL LIGHTLY COMPACTED AND RAKED TO A FINE SURFACE TILTH
- PROPOSED NATIVE STRUCTURE PLANTING MIX SEE PLANT SCHEDULE FOR SPECIES MIX
- PROPOSED WILDFLOWER MEADOW - TOTAL 6100 M² 'EMORSGATE' SEEDS OR SIMILAR APPROVED SEED MIX EM5 SPECIAL GENERAL PURPOSE MEADOW MIX
- PROPOSED ORNAMENTAL PLANTING TO GARDEN CURTILAGE FINAL SPECIES TBC AT DETAIL DESIGN STAGE

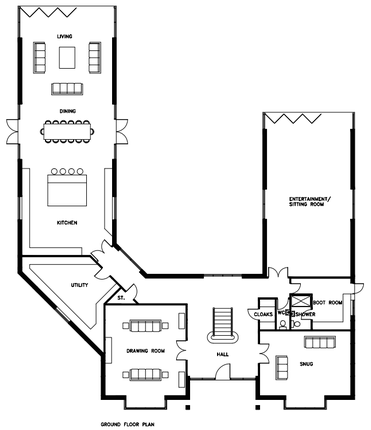
SOFT LANDSCAPE SPECIFICATION NOTES:

- ALL PLANTING/TURF AREAS TO BE PREPARED BY REMOVING ANY DETRITUS/CONSTRUCTION MATERIALS AND STONE/ROCK/BRICK GREATER THAN 100MM DIAMETER TO A DEPTH OF 300MM AND LIGHTLY LOOSENED USING A TRANSLOCATER, HARROWED AND CULTIVATED TO A DEPTH OF 300MM. WHERE EXISTING SOIL IS POOR QUALITY TOPSOIL SHALL BE IMPORTED.
- ALL PLANTS SUPPLIED SHALL COMPLY WITH BS3936: PARTS 1 TO 10 AS RELEVANT, BS 4043 AND THE NATIONAL PLANT SPECIFICATION, PUBLISHED BY THE PLANTING ADVISORY COUNCIL (1980).
- ALL LAWN AREAS TO BE CULTIVATED TO A DEPTH OF 150MM PRIOR TO LAYING OF TURF. IF THE EXISTING SOIL IS POOR QUALITY - TOPSOIL SHOULD BE IMPORTED.
- ALL SHRUB PLANTING AREAS TO RECEIVE A 50MM LAYER OF ORGANIC SOIL CONDITIONER (GRO CHAR OR SIMILAR APPROVED) AND BE CULTIVATED TO A DEPTH OF 300MM PRIOR TO PLANTING.
- ALL IMPORTED TOPSOIL MUST COMPLY WITH BS 3882:2015
- ALL PLANTS ARE TO RECEIVE SLOW RELEASE FERTILISER TO THE PITS. SIDES OF PITS TO BE LOOSENED PRIOR TO PLANTING.
- ALL PLANTS TO BE WELL WATERED IN AT PLANTING.
- ALL PLANTING AREAS TO BE MULCHED WITH 75MM TO 100MM DEPTH OF BARK CHIP.

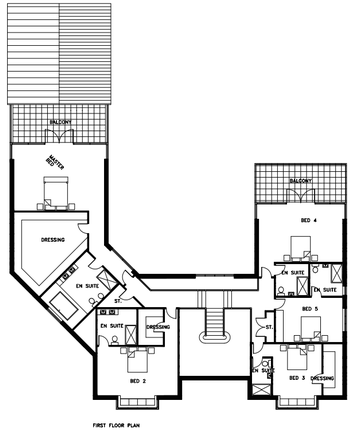
	LARGE NATIVE TREES					
CODE	SPECIES	GRADE	GIRTH	HEIGHT	SPECIFICATION	TOTAL
AC	Acer campestre	DIS	18-20CM	450/600CM	2 I C/LAM STEM MIN 5 BREAKS	2
BP	Betula pendula	DIS	18-20CM	450/600CM	2 I C/LAM STEM MIN 5 BREAKS	7
CA	Carpinus betulus	DIS	18-20CM	450/600CM	2 I C/LAM STEM MIN 5 BREAKS	5
PA	Prunus avium	DIS	18-20CM	450/600CM	2 I C/LAM STEM MIN 5 BREAKS	9
QR	Quercus robur	DIS	18-20CM	450/600CM	2 I C/LAM STEM MIN 5 BREAKS	2
SA	Sorbus aucuparia	DIS	18-20CM	450/600CM	2 I C/LAM STEM MIN 5 BREAKS	15

MIXED NATIVE HEDGEROW				
TOTAL LENGTH OF HEDGE ON SITE				TOTAL
AM				1305
Planted at 5 plants/1m M in a double staggered row.	NURSERY GRADE	HEIGHT	%AGE	NUMBERS
Crataegus monogyna	Barerroot 1 + 1 Transplant	1.2-1.5m	40	442
Prunus spinosa	Barerroot 1 + 1 Transplant	1.2-1.5m	20	221
Corylus avellana	Barerroot 1 + 1 Transplant	1.2-1.5m	30	332
Ilex aquifolium	BL Pot	0.6-0.8m	5	55
Prunus padus	Barerroot 1 + 1 Transplant	1.2-1.5m	2.5	28
Rosa canina	Barerroot 1 + 1 Transplant	1.2-1.5m	2.5	28

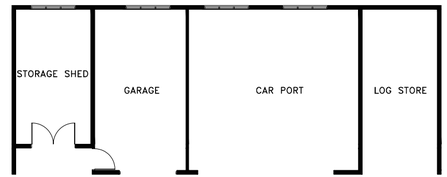
Proposed Floorplans



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

In Approx Miles:

Bangor on Dee 1.6 miles | Malpas 6 miles | Wrexham 6.4 miles
Whitchurch 10 miles | Chester 19 miles | Liverpool Airport
44 miles | Manchester Airport 53 miles

Directions:

POSTCODE: LL13 0AL

What3words: automate.pads.formless

From the centre of Bangor-on-Dee, proceed along Station Road (B5069) towards Worthenbury and Malpas. The entrance to Highfield Hall will be seen on your left-hand side after approximately a quarter of a mile.

Property Information:

TENURE: Freehold

EPC: G

SERVICES: Mains water, electricity, septic tank drainage.

LOCAL AUTHORITY: Wrexham

COUNCIL TAX BAND: H amount payable £4,618 2026/27

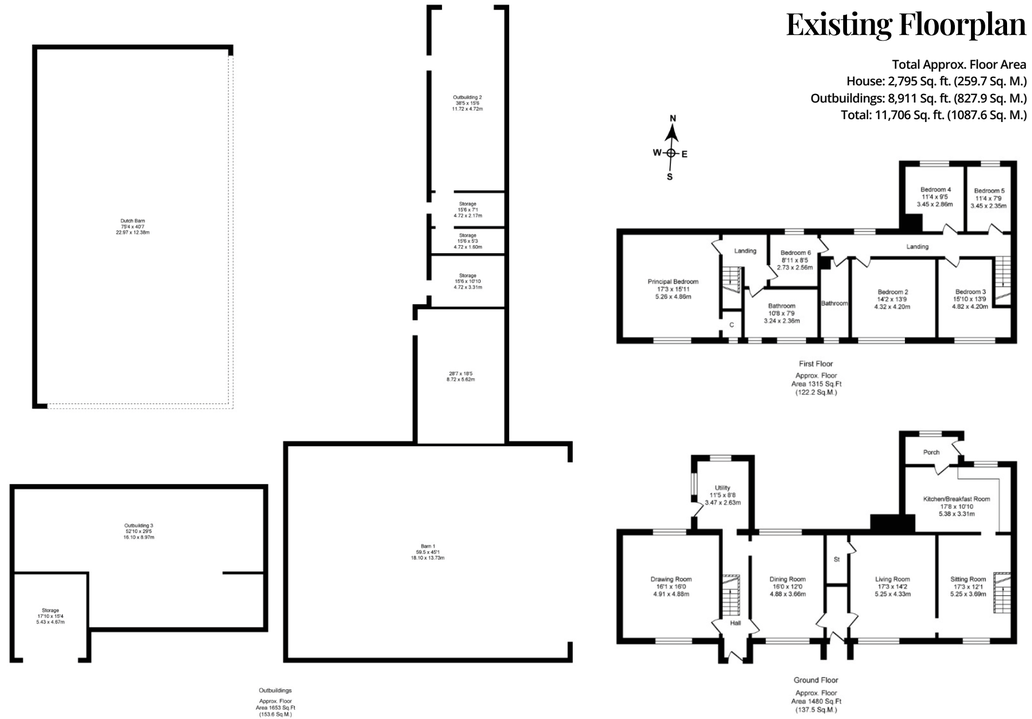
AGENTS NOTES:

- The plans and drone shots are for identification only and are not to be relied upon.
- The acreage stated for both lots is a guide only as the exact boundaries are yet to be erected.
- No offer will be accepted subject to planning.
- Lot 2 will not be sold before Lot 1.
- If the lots are sold separately Lot 2 will have a right of access over the first part of Lot 1 drive, this will be subject to a maintenance agreement.
- If the lots are sold separately any gaps in fence line/gates or newly erected fences to be at the expense of Lot 1. All fences to be stock proof with the exact specification to be agreed by both parties. These are to be erected within 3 months from completion.
- Some of the trees are subject to Tree Preservation Orders.



Existing Floorplan

Total Approx. Floor Area
House: 2,795 Sq. ft. (259.7 Sq. M.)
Outbuildings: 8,911 Sq. ft. (827.9 Sq. M.)
Total: 11,706 Sq. ft. (1087.6 Sq. M.)













LARCH PROPERTY

Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

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