



New Hall Farm, New Hall Lane, Bronington, Whitchurch, Shropshire, SY13 3HE

Auction Guide Price £100,000 - £125,000

An imposing six-bedroom grade II listed period farmhouse situated within generous gardens which extend to around 0.38 acres, requiring a comprehensive scheme of modernisation and improvement to become a impressive family home, peacefully located on the edge of Bronington.



Whitchurch (4 miles), Ellesmere (7 miles), Wrexham (13 miles), Shrewsbury (20 miles)
(All distances approximate)



- **Substantial 6 Bed Farmhouse**
- **Grade II Listed**
- **Requiring Renovation**
- **Gardens Ext to Approx 0.38ac**
- **Outbuildings**
- **Peaceful Edge of Village Location**

DESCRIPTION

Halls are delighted with instructions to offer New Hall Farm for sale by Public Auction.

New Hall Farm is an imposing six-bedroom grade II listed period farmhouse situated within generous gardens which extend to around 0.38 acres, requiring a comprehensive scheme of modernisation and improvement to become a impressive family home, peacefully located on the edge of Bronington.

Internally, the property provides over 3,500 square feet of living accomodation, all of which now offers exciting scope for extensive renovations works, with potential to become a handsome and generously proportioned family home whilst, at present, comprising, on the ground floor: a Reception Hall, Lounge, Dining Room, Laundry Room, Kitchen/Breakfast Room, Garden Room, Cloakroom, and Utility Room, together with, to the upper floors, six Bedrooms, Dressing Room, family Bathroom, and two Loft Rooms.

The property sits within generous gardens which extend, in all, to around 0.38 acres, or thereabouts, and again provide buyers with a wonderful opportunity for landscaping and improvement to truly compliment the farmhouse.

The property is further complimented by a number of outbuildings in various states of disrepair, namely a brick-built shed situated directly to the north-west of the house, alongside a timber carport/garage; both of which offer potential for a variety of onwards usages.

SCHOOLING

Within a short drive are a number of well-regarded state and private schools, including Ellesmere College, Lakelands Academy, The Maelor School, Moreton Hall, Oswestry School, and Shrewsbury School, as well as the Kings and Queens and Abbeygate College in Chester.

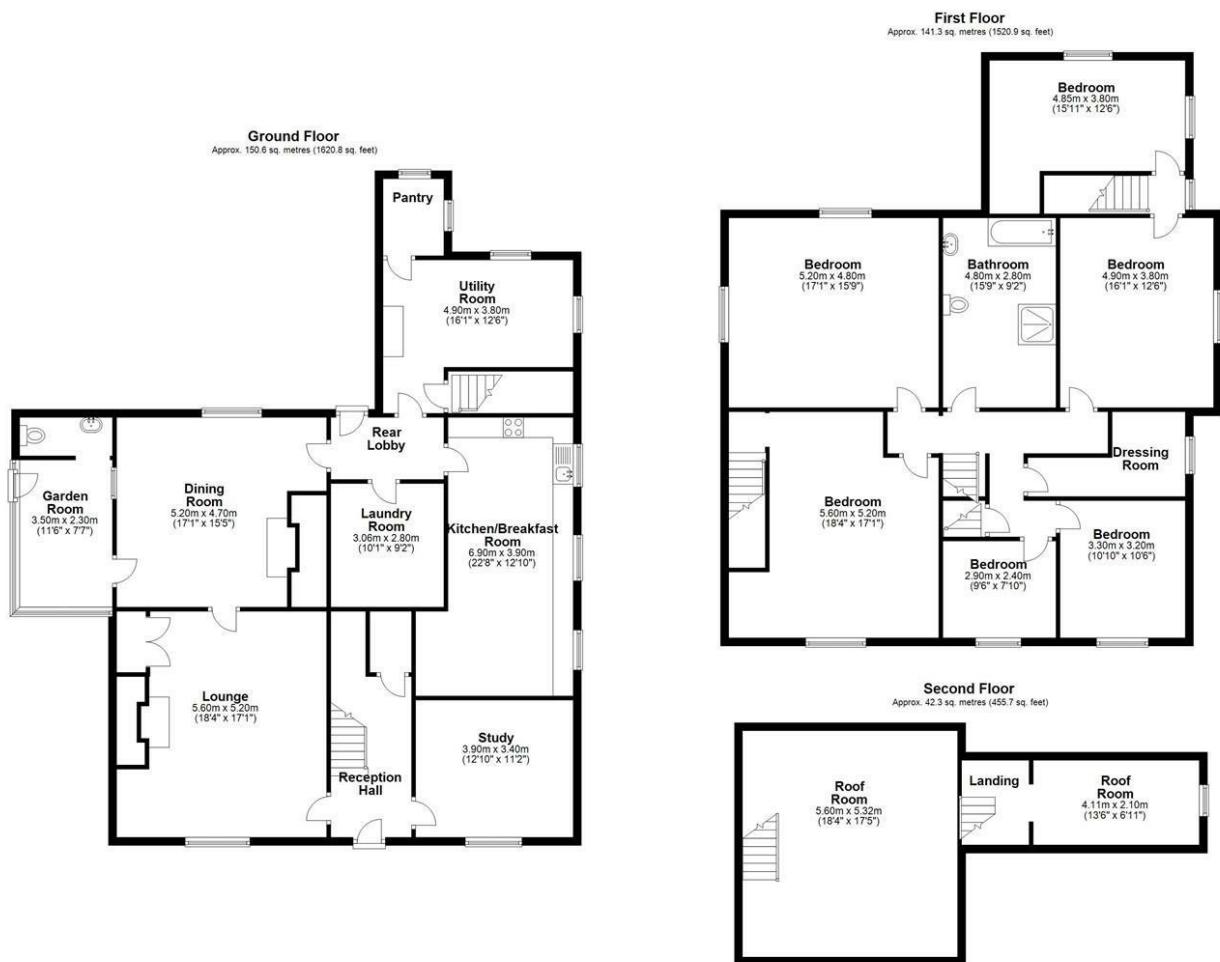
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SITUATION

The property is situated on the edge of the rural village of Bronington which boasts a delightful countryside setting whilst offering a convenient proximity to the towns of Ellesmere and Whitchurch, both of which benefit from a range of educational, recreational, and medical amenities, with the larger centres of Wrexham and Shrewsbury both lying within a reasonable commuting distance. The property is particularly well placed for access to the locally renowned Bettisfield Moss Nature Reserve.

THE ACCOMMODATION COMPRISES:



Total area: approx. 334.2 sq. metres (3597.5 sq. feet)
New Hall Farm

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



6 Bedroom/s



1 Bath/Shower
Room/s



Ground Floor:

Reception Hall -
Lounge - 5.60 x 5.20
Study - 3.90 x 3.40
Kitchen/Breakfast Room - 6.90 x 3.90
Laundry Room - 3.06 x 2.80
Dining Room - 5.20 x 4.70
Garden Room - 3.50 x 2.30

First Floor:

Bedroom - 5.60 x 5.20
Bedroom - 2.90 x 2.40
Bedroom - 3.30 x 3.20
Dressing Room -
Bedroom - 4.90 x 3.80
Bathroom -
Bedroom - 5.20 x 4.80

Second Floor:

Loft Room - 5.60 x 5.32
Loft Room - 4.11 x 2.10

SERVICES

We are advised that the property has the benefit of mains Water, Drainage, and Electrics.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is shown as being within Council Tax band 'H' on the local authority register.

METHOD OF SALE

New Hall Farm will be offered for sale by Public Auction on Friday 27th September 2024 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 3pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS & SPECIAL CONDITIONS OF SALE

New Hall Farm will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Shazad Banaras of Hatchers (Welsh Bridge 1 Frankwell Shrewsbury Shropshire SY3 8JY), prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at 2.5% of the price agreed, plus VAT with a minimum fee of £2500 plus VAT (£3000). This will apply if the property is sold before, at or after the Auction.

GUIDE PRICE/RESERVE

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

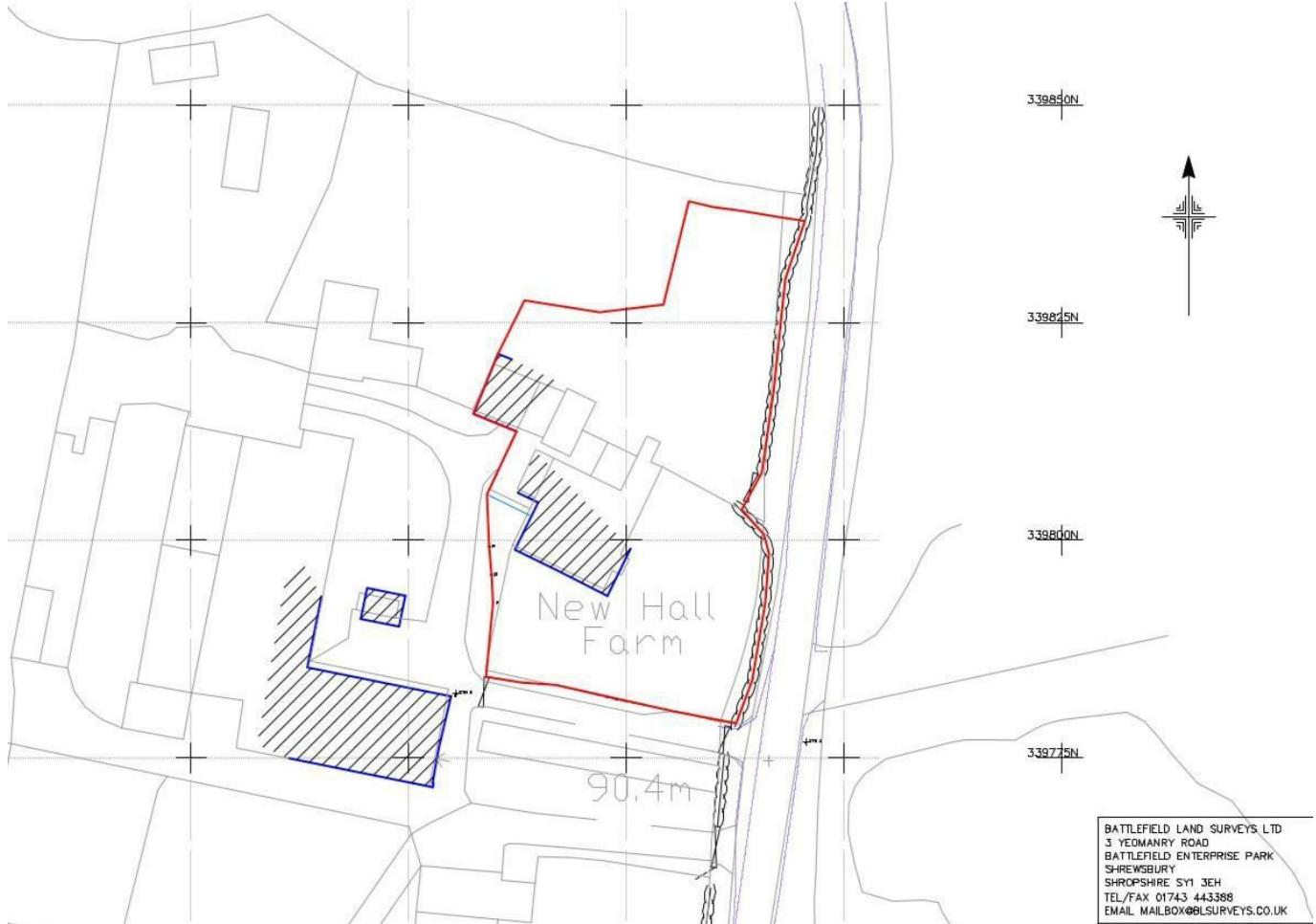


VIEWINGS

By appointment through Halls, The Square, Ellesmere,
Shropshire, SY12 0AW

***IMPORTANT* ANTI-MONEY LAUNDERING REQUIREMENTS**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Ellesmere Sales
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OnTheMarket.com



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