

The Owners of Gorse Farm
Wallington Lane
Worthenbury
Wrexham
LL13 0AL

Ref: CHS190296

07 November 2022

Dear Sir

Re: Gorse Farm, Wallington Lane, Worthenbury, LL13 0AL

Please find enclosed a report detailing the recent marketing activity on the land and property that you recently acquired in July 2021 through us acting as agents on behalf of the original vendors.

If you have any queries please do not hesitate to contact me.

Yours sincerely,

Edward Clark

Email: edward.clark@fishergerman.co.uk
Business Tel: 01244 409660

Marketing Report



Gorse Farm, Wallington Lane, Worthenbury, LL13 0AL

Summary

The following shows a summary of applicant marketing and interest.

We commenced marketing on 5th September 2020.

An initial sale was agreed on 25th November 2020 on **Lot 1** (the farmhouse and 49.6 acres of land) at a figure of £875,000.

However, the sale price was subsequently re-negotiated to £750,000 on 28th January 2021 and contracts exchanged and completed 20th July 2021.

Lots 2 and 3 were sold independently of Lot 1 to a local farmer who owns land adjacent to these holdings.

This report demonstrates that the premises were extensively marketed.

We would remark that the land associated with the farmhouse (Lot 1) attracted interest from only non-farming buyers; this appeared to be because the land was (is) in poor condition and of poor quality and its size would not have offered a viable farming unit; the buildings were in a poor state of repair and not at all suited to modern farming practices.

Source of enquiry breakdown

Initially matched to 78 applicants on our system.

17 Applicants requested further details of property: 7 Applicants viewed the property: 2 applicants made offers.

The following shows how applicants said they heard about Fisher German when they originally registered.

Board	2 matches		1 viewing
FG Website	4 matches	1 offer	1 viewing
OnTheMarket	2 matches	1 offer	1 viewing
Other	1 match		
Rightmove	6 matches		4 viewings
Telephone	2 matches		

Viewings

The following shows a list of viewing appointments, with any follow up notes recorded.

05/11/2020 10:00 AM Mr and Mrs G D
Follow up: Offered but not in a position.

14/10/2020 1:00 PM Mr and Mrs D D - Cancelled
Follow up: Still have Landrover issues.

06/10/2020 12:00 PM Mr M A
*Follow up: Messages left 8/10
12/10*

03/10/2020 10:30 AM Mr and Mrs N L
Follow up: Messages left 5/10, 7/10,8/10

02/10/2020 5:30 PM Mr & Mrs L W *Follow up: Very interested - fabulous views and can see the potential - still considering and will ring for a second viewing.*

02/10/2020 12:00 PM Mr and Mrs D D- Cancelled
Follow up: Cancelled - Landrover issues - will rearrange.

16/09/2020 12:00 PM Mr and Mrs D D
*Follow up: They do like the property and come back to us when they have considered it and hopefully will put an offer forward.
Has spoken to Ed Clark and given feedback. Wants to go again Wed 30/9 at 12 noon. SEW*

12/09/2020 11:00 AM Mrs C L
Follow up: Love the position - will discuss with Alex further. Encouraged an offer.

12/09/2020 10:00 AM Ms T D
Follow up: Didn't realise how much of a project it was - would be interested if under a million. Loved the location. I encouraged an offer if they are seriously interested.

Spoke again to applicant. They are not interested in making an offer as they feel they would need to spend a further million on renovations. Also her husband is now very much against purchasing property in Wales due to the decisions the Assembly have made recently.



Gorse Farm
Worthenbury, Wrexham

GORSE FARM



Gorse Farm, Wallington Lane,
Worthenbury, Wrexham LL13 0AL



A fabulous opportunity to acquire a residential farm with potential for a major scheme of refurbishment or replacement dwelling, in a commanding position with river frontage and exceptional views over the Dee Valley.

Available as a whole or in three lots

Lot 1 - Gorse Farmhouse, farm buildings and land extending in total to approximately 49.67 acres.

Lot 2 - Land extending to approximately 49.48 acres.

Lot 3 - Land extending to approximately 3.31 acres.



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Potential for a major scheme of refurbishment or replacement dwelling

Situation

Gorse Farm is situated close to the England/Wales border, between the villages of Bangor-on-Dee and Worthenbury. Bangor-on-Dee provides a useful range of local shops and services, including a general store, post office, primary school and a selection of public houses. The well-known National Hunt racecourse is a short distance outside the village. Wrexham is only approximately 7 miles away providing a full range of shopping, leisure and administrative facilities, while the City of Chester is approximately 16 miles distance.

The property

Gorse Farm extends to approximately 102 acres in total and is approached from Wallington Lane, over a short private drive. Indeed, the property enjoys a high degree of privacy and exceptional far reaching views over the River Dee floodplain. The property also has the benefit of frontage to the River Dee along approximately 100 metres of the bank, affording the opportunity for fishing or a quiet sport for a picnic.

The substantial farmhouse is constructed in brick with rendered elevations under a slate roof and has previously been occupied in two parts. The accommodation comprises four reception rooms, kitchen and utility to the ground floor, and presently six bedrooms and two bathrooms to the first floor. The total Gross Internal Area (GIA) is approximately 255 sq m (2,740 sq ft).

Whilst the existing property has scope for refurbishment and improvement, it is considered that the site offers enormous potential for a replacement dwelling. Policies within the existing Wrexham Local Plan would support the principle of a replacement dwelling on the site.

The farm buildings comprise a mix of traditional brick structures and more modern steel and timber-framed cattle sheds, all of which would also benefit from refurbishment and repair.

All the land is down to grass and, whilst parts are in need of work, is capable of growing strong crops of grass.

Lot One extends to 49.67 acres, as hatched red on the plan within these particulars, and is accessible from the farm buildings.

Lot Two extends to 49.48 acres, as hatched blue on the plan within these particulars, and comprises mainly highly productive and attractive grass meadows. The purchase of this Lot with Lot 1 will give access to the river

Lot Three extends to 3.31 acres, as hatched green on the plan within these particulars, and adjoins Lot One, but is not readily accessible from this Lot. There is a right of way from Wallington Lane across the neighbouring land to Lot Three.

Method of sale

The property is offered for sale by Private Treaty. The vendor's preference is to sell the farm as a whole, but consideration will be given to selling in lots, as set out within these details.

Easements, wayleaves and rights of way

The property is sold subject to all existing easements, wayleaves and rights of way whether specified or not within these sales particulars.

Tenure

The property is offered freehold with vacant possession upon completion.

Services

Mains electricity and water are understood to be available to the property. Drainage is by means of a private system. None of the services have been tested and prospective purchasers are requested to make their own enquiries of the relevant authorities.

Directions

From the centre of Bangor-on-Dee, proceed along Station Road (B5069) towards Worthenbury and Malpas. The entrance to Gorse Farm will be seen on your left-hand side after approximately one quarter of a mile. The postcode is LL13 0AL.

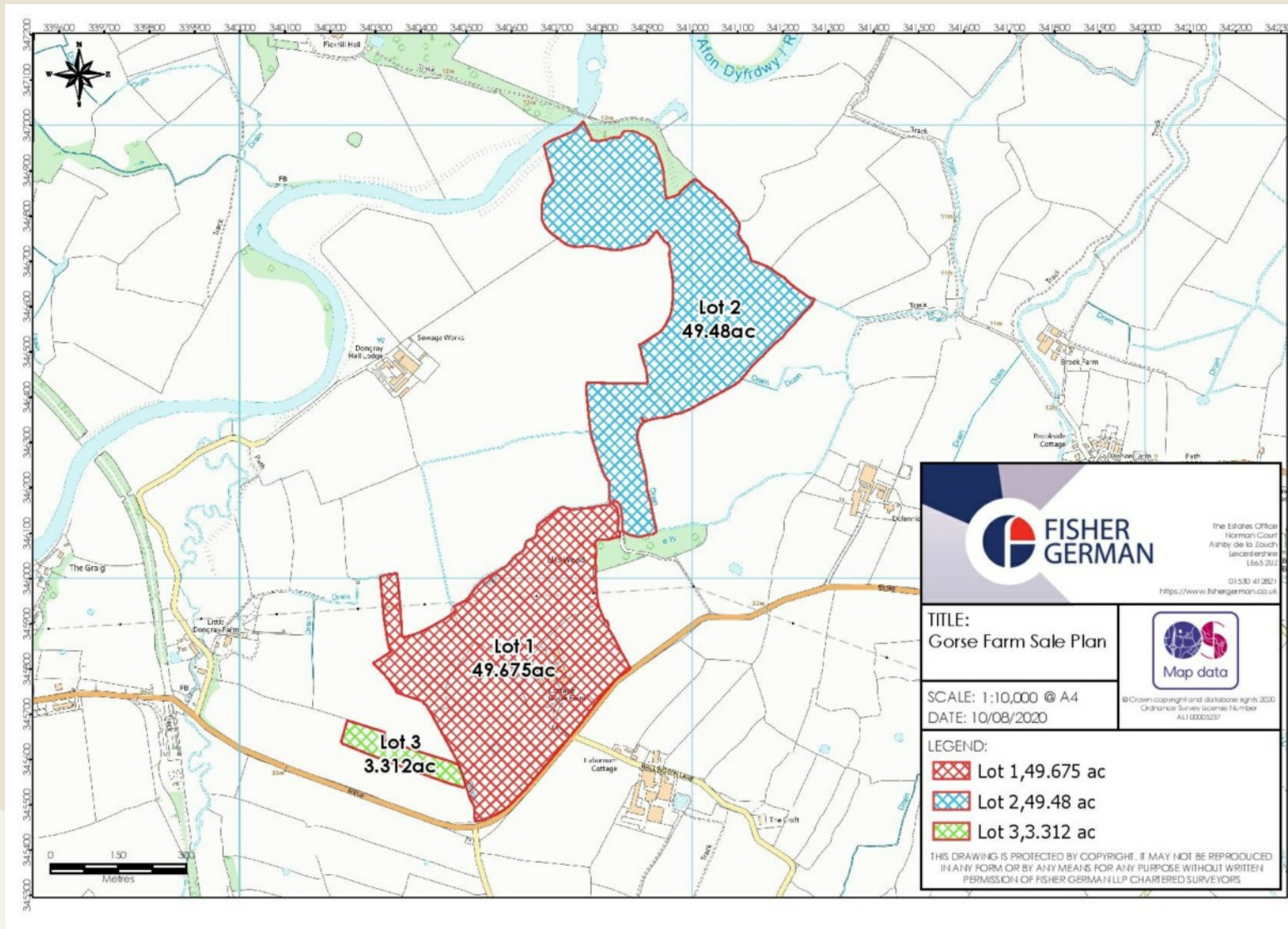
Viewings

Strictly by appointment through the selling agents Fisher German LLP. T: 01244 409660; E: chester@fishergerman.co.uk

Photographs taken August 2020
Particulars produced August 2020



GORSE FARM



Approximate Travel Distances



Locations

- Bangor-on-Dee - 1.6 miles
- Wrexham - 6.4 miles
- Chester - 16.9 miles



Nearest station

- Wrexham - 6.4 miles



Nearest Airports

- Liverpool John Lennon - 44 miles

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith and are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.