



PARKEY FARM, CROSS LANES
WREXHAM, LL13 0UA

J. Bradburne Price & CO ~ EST. 1902 ~
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~



01352 753 873

contact@jbradburneprice.com



PARKEY FARM, CROSS LANES WREXHAM, LL13 0UA

An imposing residential/agricultural holding located in a strategic location on the southeastern margins of Wrexham extending in total to 65.32 acres.

Detached Grade II Listed Dwelling House

A range of traditional farm buildings with development potential

Fertile pastureland in a ring fence

Strategic location on the outskirts of Wrexham

A high degree of environmental/wildlife appeal

15 miles from Bangor On Dee, 19 miles Chester and 14 miles Whitchurch

65.32 acres (26.43 ha)

For Sale By Informal Tender As A Whole

For sale by Informal Tender. Tender to be received by 12.00 noon on Friday 20th June 2025

Sole Selling Agents J. Bradburne Price & Co. 14/16 Chester Street, Mold, Flintshire, CH7 1EG

Contact Peter Lewis on 01352 753873

01352 753 873

contact@jbradburneprice.com



SALE PARTICULARS OF PARKEY FARM, CROSS LANES, WREXHAM, LL13 0UN

Parkey Farm offers a rare opportunity to acquire a residential/agricultural holding of this nature in this locality. The property includes an attractive and imposing Grade II Listed dwelling house constructed of rustic brick beneath a slate roof, providing well proportioned accommodation to 3 floors. Additionally there is a range of traditional brick buildings offering potential for conversion to a variety of uses, (subject to obtaining Planning Consent). The farmhouse and buildings are set within 65 acres of gently undulating pastureland within a ring fence accessed via a private road.

Located on the outskirts of the small settlement of Cross Lanes, Parkey Farm is approximately 4 miles from Wrexham which offers a wide range of recreational, educational, commercial and professional facilities and strategically adjoins the southern boundaries of the Wrexham Industrial Estate, which accommodates many multi national companies including JCB, Kellogg's etc. There are good road links to the City of Chester as well as to Whitchurch and the attractions of the Dee Valley and Llangollen. There is a mainline railway station in Wrexham.

THE FARMHOUSE

Parkey Farmhouse is a 3 storey Grade II Listed dwelling of brick and slate construction set in a slightly elevated setting. Whilst part of the property was occupied until relatively recently, substantial parts have not been occupied for many years and the whole is in need of refurbishment/ restoration. The accommodation is well proportioned over 3 floors currently divided in to 2 and is shown together with the dimensions on the enclosed floor plans.

LISTING

Ref No:18062 Grade II - Date of Listing – 20th December 1996

01352 753 873

contact@jbradburneprice.com



DESCRIPTION

HISTORY

Parkey Farm is assumed to have been built in the late C18/early C19 as a home farm for Parkey Hall (demolished 1972).

EXTERIOR

3 storeys of brick construction, with stone quoins, under a grey slate roof, chimney stacks to east and west gable ends. Symmetrical front elevation with central doorway and the remains of a door case. 6 pane sash windows on stone cills. Some later additions and alterations to 2 storey rear and side elevations.

INTERIOR

Internal inspection not possible at time of 1996 survey. Said to have retained many original features.

REASON FOR DESIGNATION

Listed as a good example of a late C18/early C19 farmhouse.

FARM BUILDINGS

The farm buildings are situated to the rear of the farmhouse to include:-

Substantial double storey brick and asbestos roof, L shaped range accommodating former shipon, loose boxes, stables, barn etc. The majority with a loft over. One section has historically been partly converted to residential use though this remains incomplete and derelict. Overall size approx. 42m x 5.5m with a return section of 13m x 10m

4 bay steel portal framed modern cattle building with concrete block walls to rear, approx. 8.6m x 16.4m

Concrete block, steel profile sheet, mono pitch building providing loose stock housing, tractor shed and implement store.

01352 753 873

contact@jbradburneprice.com



THE LAND

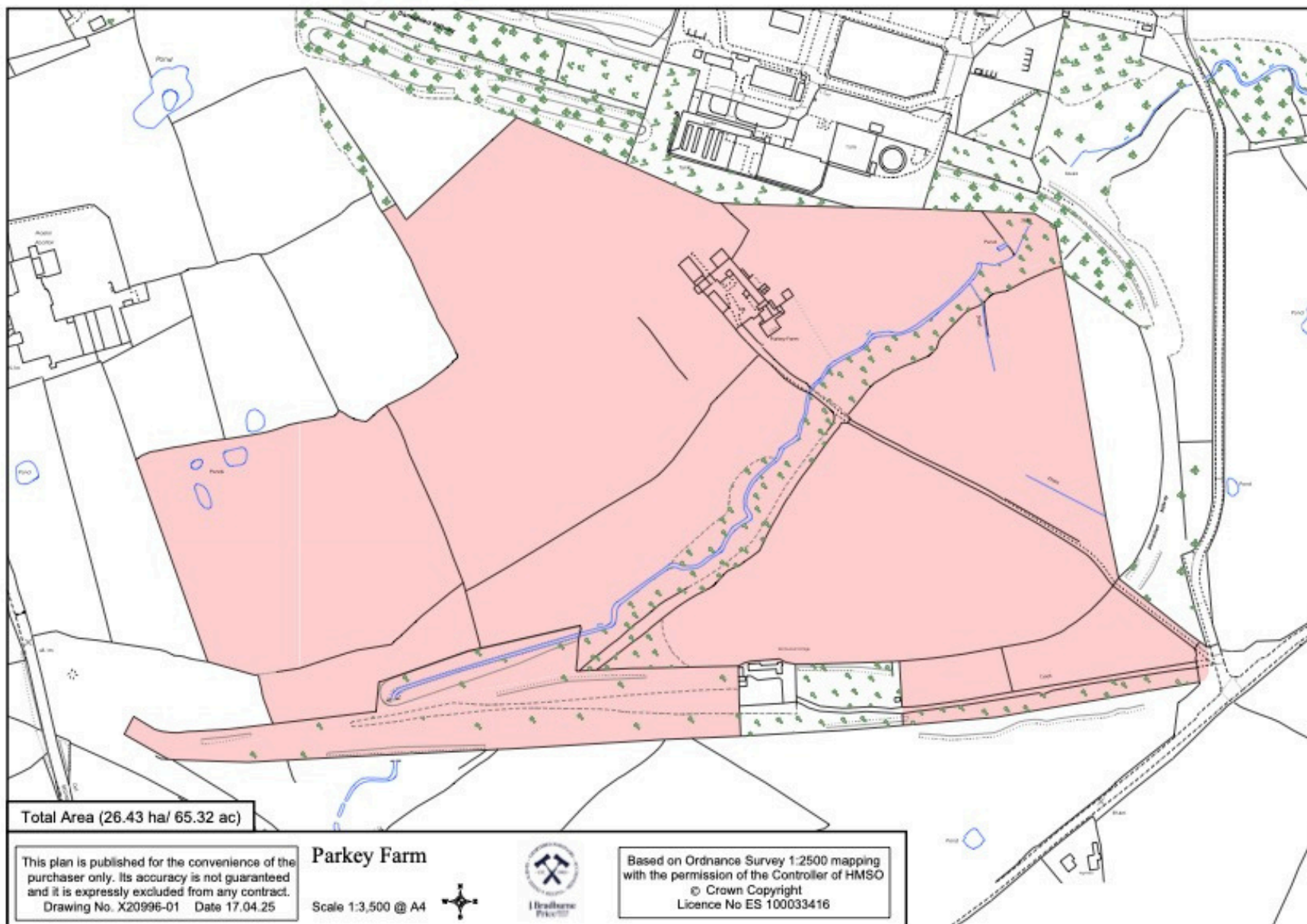
Parkey Farm in total extends to 65.32 acres or thereabouts all of which is contained within a ring fence. The majority of the land is down to traditional permanent pasture fields providing excellent stock grazing. Included within the farm is a wooded gully of mixed hardwood which extends to approximately 4.5 acres and provides an attractive area for nature conservation etc. Additionally the farm includes a former railway line part of which is generally overgrown with bushes, trees etc providing useful environmental and nature conservation which extends to 7.5 acres.



01352 753 873

contact@jbradburneprice.com







Cross Lanes, Wrexham, LL13

Approximate Area = 3993 sq ft / 370.9 sq m

For identification only - Not to scale





This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. X20996-02 Date 17.04.25

Parkey Farm

Scale 1:50,000 @ A4



Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO
© Crown Copyright
Licence No ES 100033416

TENURE

Parkey Farm is offered for sale freehold with vacant possession upon completion.

VIEWING

The property can be viewed on Saturdays between the hours of 10.00 a.m. and 12.00 p.m. commencing on Saturday 3rd May 2025 or alternatively via appointment through the agents.

EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to and with the benefit of all public or private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or Contract of Sale. In particular the farm is subject to an easement in respect of underground gas and water pipelines, and a standard wayleave over powerlines and associated structures and a vehicular right of way serving the adjoining property.

COUNCIL TAX

Wrexham County Council – Band E

OVERAGE

The farm will be sold subject to an overage reserving the vendors and the Successors in Title 25% of any increase in value arising from the grant of planning permission for a period of 25 years as from the date of acquisition. The overage will specifically exclude the farmhouse and farm buildings and any consent in relation to agricultural or equestrian buildings/use.

SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

01352 753 873

contact@jbradburneprice.com



MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

METHOD OF SALE

Parkey Farm is to be offered for sale by Informal Tender

All Tenders should be submitted to the Mold Office of J. Bradburne Price & Co. no later than 12.00 noon on Friday 20th June 2025.

Offers should be submitted on the Tender Form which is available from the Mold or alternatively downloaded from our web-site www.jbradburneprice.com or Rightmove. All offers should be submitted in a sealed enveloped clearly marked PARKEY FARM, WREXHAM

Offers should clearly state as to whether they are subject to any conditions and as to the source of finance. Please note the Solicitor acting on behalf of the purchase should also be provided. The vendors are not bound to accept the highest or indeed any offer.

DIRECTIONS

See Location Plan

Postcode LL13 0UA

What3Words [once.townhouse.chainsaw](https://www.what3words.com/townhouse/chainsaw)

01352 753 873

contact@jbradburneprice.com



**INFORMAL TENDER
(SUBJECT TO CONTRACT)
FOR
PARKEY FARM, WREXHAM**

Forms to be returned to the offices of
J. Bradburne Price & Co., 14-16 Chester Street, Mold, CH7 1EG
by 12.00 noon on Friday 20th June 2025
in a sealed envelope marked “TENDER FOR PARKEY FARM, WREXHAM”

PLEASE COMPLETE ALL FIELDS BELOW FOR THE TENDER TO BE CONSIDERED VALID

Applicants Full Name

Applicants Full Address

.....

Applicants Contact No

Applicants Email Address.....

Purchase Will be financed by

Name of Solicitor acting (if successful).....

Tender I/We hereby tender the following :

.....

