

**fisher
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Bryn Mair Convent

Monastery Road, Pantasaph, Holywell, CH8 8PB

Freehold
Refurbishment/Development
Opportunity (STP)

11,249 sq ft (1,045.1 sq m)



For Sale | OIEO £500,000



Key information



Price
OIRO £500,000



Council Tax
Band I



EPC rating
TBC

Description

The Property comprises a detached convent and former care facility across primarily ground and first floor levels plus attic and Basement set within landscaped grounds. The building was constructed in 1968 and was later extended in the early 2000s. The outer elevations are faced in brick and stone underneath a pitched slate roof. Windows comprise of white, UPVC double glazed units.

The ground-floor accommodation provides an entrance leading to a central hallway with a series of meeting rooms / offices and WCs. It provides four en suite bedrooms, a cleaner's cupboard

and care facilities including an open plan dining and lounge area, kitchen, washroom and pantry. Main access to the chapel area and prayer room is also provided on the ground floor. The second-floor accommodation provides, a further 10 en suite bedrooms either side of a central corridor plus a small balcony area of the chapel which is accessed from the first floor. Lift access is provided from ground to first floor levels.

Heating is provided via wall mounted radiators from a gas condensing boiler located in the basement chamber that also includes another small storage area.

Externally, the Property occupies a site that is broadly rectangular in shape and extends to approximately 1.28 acres (0.52 hectares). The grounds consist of a tarmac surfaced driveway and car park, with a mix of lawn and planted / woodland areas. There is a single storey double garage.

Accommodation

The accommodation has been measured on a Gross Internal Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition). Areas are summarised in the table below:

Floor	Use	Sq Ft	Sq M
Ground Floor	Reception, Bedroom, Offices, Chapel, Kitchen & WCs	5,973	554.9
First Floor	Bedrooms	4,567	424.3
Basement	Services / Storage	709	659
Total		11,249	1,045.1



Further information

Asking Price

Offers in excess of £500,000.

Tenure

The Property will be sold with vacant possession on completion and is held under Title Numbers CYM721978 and CYM733282.

Council Tax

The Property is listed in Council Tax Band I. Tax liability for 2025/2026 £5,310.25.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Easements, Wayleaves & Deeds

We are not aware of any easements impacting the Property. A small wayleave payment (approx. £30 per annum) is received from Scottish Power in relation to electricity poles on the land. There is a deed of grant across the driveway in favour of Bishop's House for an annual payment of circa £33.



Further information

Services

We understand that all main services, including water, drainage, gas and electricity are connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC will be provided.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents



Location

Pantasaph is a small village in Flintshire, north-east Wales, two miles south of Holywell in the community of Whitford. It is situated approximately 30 miles from Liverpool and 20 miles from Chester, accessed via the A55 North Wales Expressway at the Caerwys Interchange 2.5 miles to the north east which in turn connects to the M56 motorway and wider national road network.

The Property is approached from Monastery Road, set back down a shared driveway in a predominantly residential area in a rural setting with an outlook to open fields.

Flint railway station is situated approximately 7.5 miles to the east of the Property. From Flint there are direct services to Chester (20 mins) and Bangor (1 hour 1 min).

Address: [Bryn Mair Convent, Monastery Road, Pantasaph, Holywell, CH8 8PB](#)

What3words: [///vouch.vans.knees](#)

Locations

Holywell: 2.8 miles

Chester: 20 miles

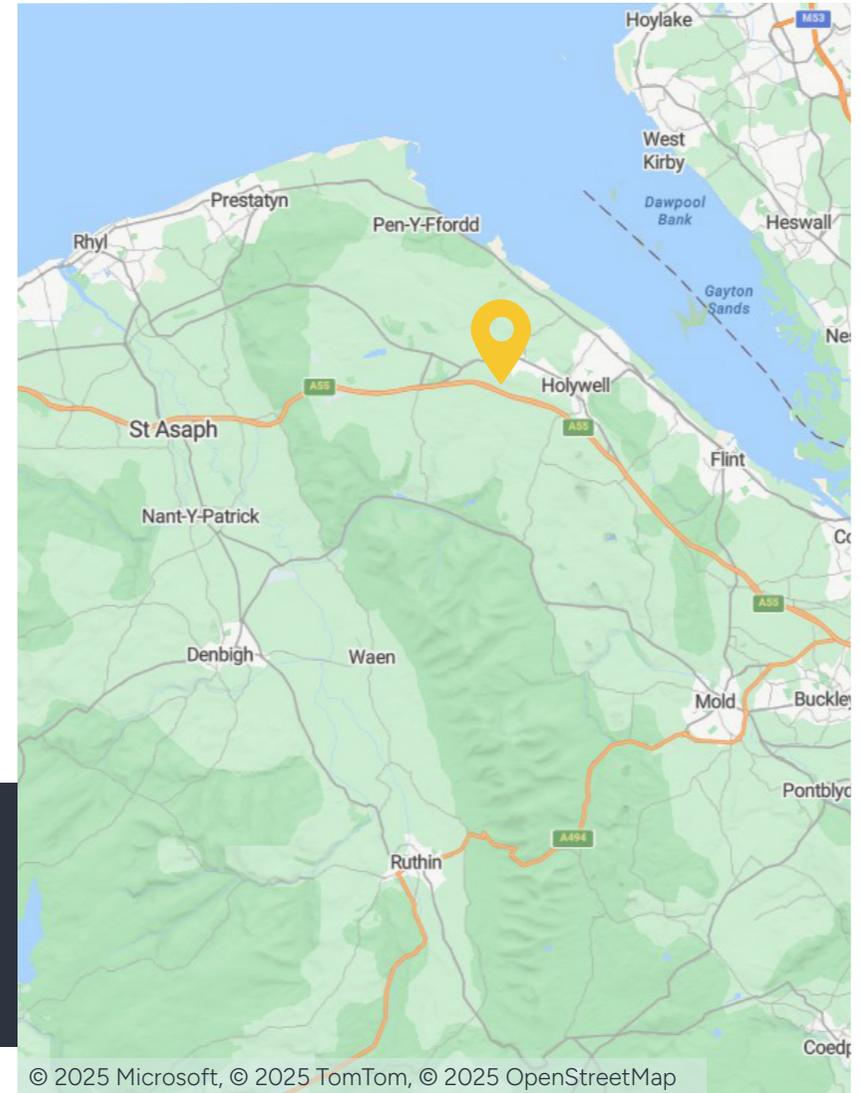
Conwy: 26 miles

Nearest station

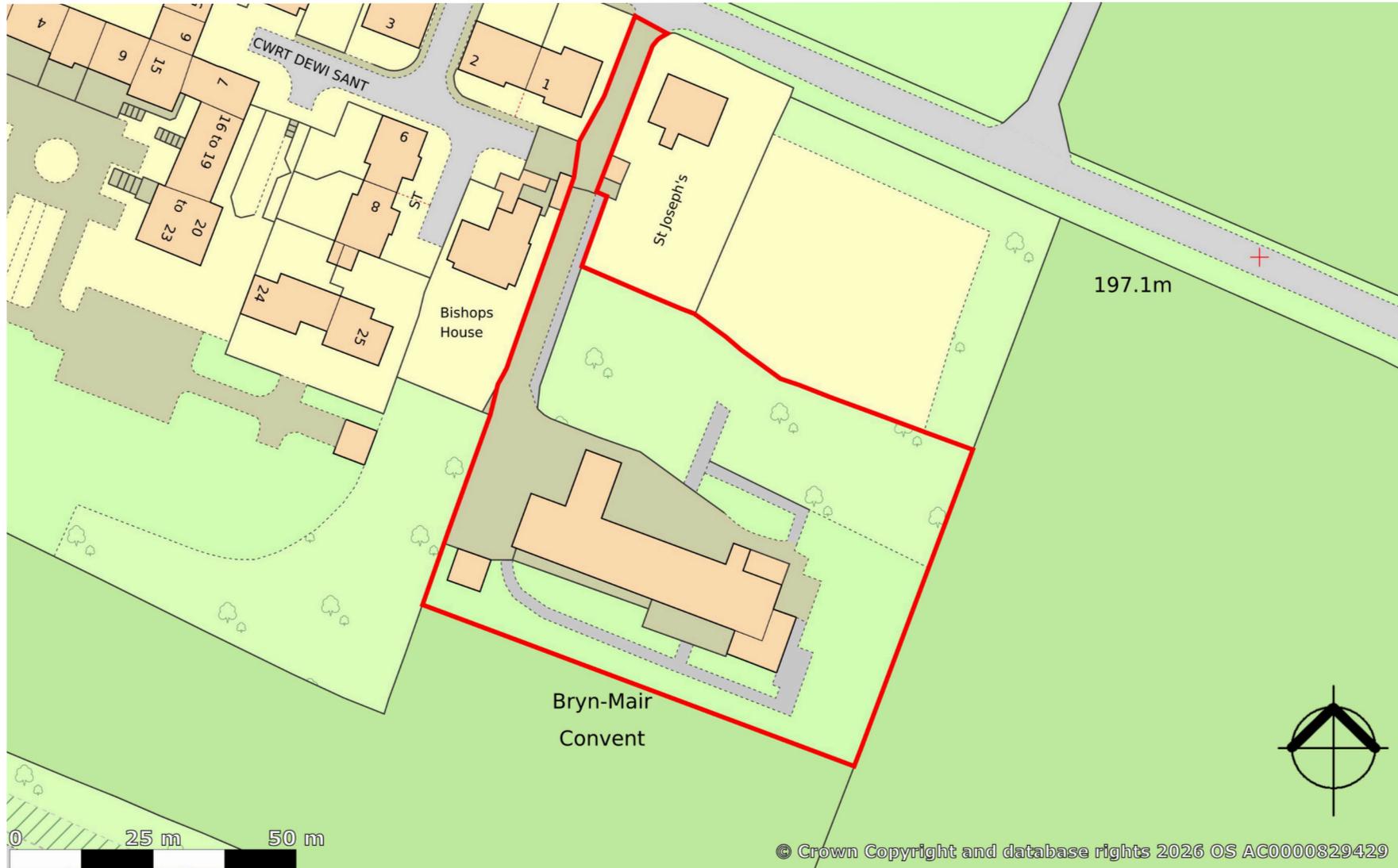
Flint: 7.5 miles

Nearest airport

Liverpool John Lennon: 40 miles



Site Plan: Bryn Mair Convent, Pantasaph



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



David Newman

0161 214 4664

david.newman@fishergerman.co.uk



Erica Saxon

0151 242 8960

erica.saxon@fishergerman.co.uk

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Particulars dated December 2025. Photographs dated December 2025.



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