

Gronant Westbury Castle, Abbey Drive, Near Prestatyn, Flintshire, North Wales LL19 9TD

- **A Freehold Grade II* Listed Former Castle**
- Arranged to provide a Mansion House, providing Twelve Bedroom Accommodation, a West Wing internally arranged to provide Nine Self-Contained Apartments and a Chapel with Bell Tower
- The Mansion House and Flat 5 occupied by a Tenant at Will/Periodic Tenant
- Three Apartments subject to Assured Shorthold Tenancies
- Five Apartments Vacant
- Occupying a Site extending to Approximately 1.467 Hectares (3.625 Acres)
- Possible potential for Alternative Uses and further Development subject to obtaining all necessary consents
- **Total Current Rent Reserved £68,340 per annum from Mansion House and four flats, remainder vacant**

On the instructions of A Kisby MRICS and T Wilkins MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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To View

Please call the Joint Auctioneer.

Joint Auctioneer

Messrs Strutt and Parker
(Ref: Alastair Summerfield).
Tel: 01244 354872.

Email:
alastair.summerfield@struttandparker.com

Seller's Solicitor

Messrs Foot Anstey (Ref: George Gilpin).
Tel: 01392 685252.
Email: george.gilpin@footanstey.com

PART VACANT/PART INVESTMENT – Freehold Former Castle



Tenure

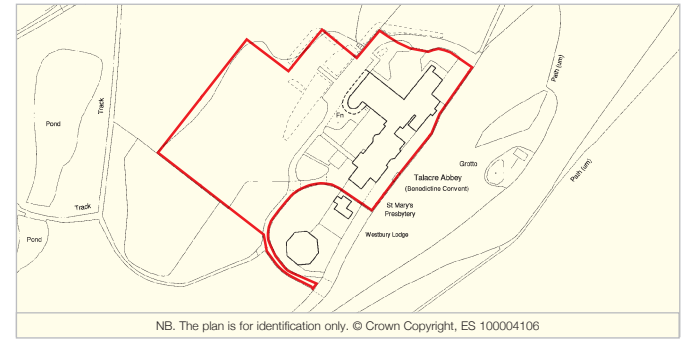
Freehold.

Location

The property is situated at the end of Abbey Drive, accessed via a gated driveway. Abbey Drive is located off Llanosa Road and Gronant Road, close to the village of Gronant. Snowdonia National Park is to the south-west. The extensive amenities of Prestatyn, Llandudno and the historic city of Chester are to the west and south-east respectively. There is a Rail Station in Prestatyn. Liverpool John Lennon Airport is to the north-east. The A458, A55 and M56 Motorway are all close by. The North Wales coast is to the north and Prestatyn Golf Club is within reach.

Description

The property comprises a Grade II* listed former castle which has been converted and is now arranged to provide a mansion house, servants' flat and nine self-contained apartments in the west wing. Externally, there



is a chapel with bell tower together with an enclosed courtyard with garden and grounds extending to approximately 1.467 hectares (3.625 acres).

Planning

Local Planning Authority: Flintshire County Council.
Tel: 01352 703331.

The property may afford potential for further development and alternative uses, subject to obtaining all necessary consents. Copies of the floor plans are available upon request. Please email zoe.baxter@allsop.co.uk

Westbury Castle – (a) The Receivers have received email correspondence from Flintshire County Council which is available to view on the Auctioneers website and interested parties should satisfy themselves concerning future liabilities and development potential. (b) The Receivers state that no chattels are included in the sale.

Apartment	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Mansion House	Ground	Reception Hall, Three Reception Rooms, Dining Room, Pool Room, Conservatory, Dining Kitchen, Bedroom, Two Utility Rooms, Cloakroom/WC, Side Passage leading to former Chapel	Occupied by a tenant at will/periodic tenant and notice to terminate has been served	£3,950 p.c.m.
	First	Two Bedrooms, Shower Room/WC		
	Upper First	Seven Bedrooms (Two with En-Suite Shower Rooms/WC), Bathroom/WC		
		Access to a Self-Contained Apartment – Reception Room, Two Bedrooms, Dining Kitchen, Bathroom/shower/WC, Separate Shower Room/WC		
		Access to a further Three Bedrooms, Three Rooms		
West Wing	–	Separate Ground Entrance, Meter Room, Store Room	–	–
1	Ground Lower	Separate Ground Floor Entrance providing Service Rooms (Not Completed)	Vacant	–
2	Ground Lower	Separate Ground Floor Entrance providing Four Rooms (Not Completed)	Vacant	–
3	Ground	Open Reception/Kitchen (Not Fitted), Lower Level Bedroom with En-Suite Bathroom/WC	Vacant	–
4	Ground	Open Reception/Kitchen, Two Bedrooms, Bathroom/WC	Vacant	–
5	First	Reception Room, Kitchen, Two Bedrooms, Shower Room/WC	Occupied by tenant of Mansion House	–
6*	First	Reception Room, Kitchen, Two Bedrooms, Bathroom/WC	12 month Assured Shorthold Tenancy expiring 23rd February 2018	£595 p.c.m.
7	First	Open Reception/Kitchen Area, Two Bedrooms, Bathroom/WC	6 month Assured Shorthold Tenancy expiring 23rd November 2017 (holding over)	£600 p.c.m.
8*	Second	Reception Room, Kitchen, Two Bedrooms, Bathroom/WC	12 month Assured Shorthold Tenancy expiring 19th March 2018	£550 p.c.m.
9	First	Open Dining Kitchen (Part Fitted), Bedroom, Bathroom/WC	Vacant	–

*The terms of tenancy set out in the schedule of Accommodation and Tenancies for Flat 6 and Flat 8 were provided by the tenants.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

Lot 74 - WITHDRAWN

