



Plas Bellin Hall
NORTHOP, MOLD

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An exceptional opportunity to acquire a substantial and versatile residence set in large private grounds near Northop, with business development potential.



FEATURES

- Situated within circa 10 Acres
- Dual use Wedding & Events Venue with self-contained accommodation (Sui Generis) and individual self-contained tourist accommodation (Use Class C6)
- 1.8 miles from Northop village
- Range of versatile accommodation
- Original Hall is Grade II Listed
- Freehold



DESCRIPTION

Plas Bellin Hall is a former gentleman's residence which has been extended and developed over recent years to comprise an extensive range of accommodation including self-contained apartments, studios, mews properties, detached cottage and en suite bedsits.

The property offers a mix of residential, commercial and recreational space providing opportunity for a variety of uses. In addition to the residential accommodation, there is a hall/ community centre, and a children's centre with playground.

The original Plas Bellin Hall dates from the mid 19th century and is Grade II listed. The accommodation is arranged over two floors and briefly comprises reception, office, conference room, dining room, living room, bathrooms, laundry room, seven kitchenettes and 11 bedsits (the majority with en suite bathrooms). Adjoining the main hall are one-bedroom self-contained studio apartments that form a side of the rear external courtyard.

More recent additions include Morgan Mews (terrace of four two-bedroom cottages) and Long Barns (terrace of five two-bedroom cottages). Each of these individual dwellings comprise a kitchen, living room, two bedrooms and a bathroom.

There is a separate detached two-bedroom cottage, two three-bedroom apartments, a four-bedroom duplex apartment, three one-bedroom studio apartments and two three-bedroom apartments. There is a separate detached hall/ community centre (Joan Boswel Hall) which briefly comprises a large hall and stage, kitchen, dining area, W.C's, shower room, store rooms, and a mezzanine with viewing platform and offices.



SCHEDULE OF ACCOMMODATION

Description	No of Beds	Size (sq m)	Sq ft
Plas Bellin Hall	12	770	8288
Back Studio	1	17	183
Training Kitchen	2	110	1184
Back Cottage	2	55	592
Children's Centre	3	106.4	1145
Duplex Apartment	4	133	1432
Ground Floor Apartment	3	82	883
First Floor Apartment	3	82	883
Ground Floor Studio	1	29	312
First Floor Studio	1	29	312
Morgan Mews 1	2	55	592
Morgan Mews 2	2	55	592
Morgan Mews 3	2	55	592
Morgan Mews 4	2	55	592
Long Barn 1	2	50	538
Long Barn 2	2	50	538
Long Barn 3	2	50	538
Long Barn 4	2	50	538
Long Barn 5	2	50	538
Joan Boswell Hall/ Community Centre		700	7535
Total size		2583.4	27807

EXTERNALLY

The property is approached via a long private drive which leads to a large, gravelled parking area in front of the Hall. Externally there are lawned gardens at the front and rear of the property, a paddock, large storage sheds and an additional 7 Acres of woodland to the Southwest.

OPPORTUNITY

In 2025 the property received planning permission for change of use into a dual use Wedding & Events Venue with self-contained accommodation (Sui Generis) and individual self-contained tourist accommodation (Use Class C6) with amended site entrance. Application Ref: COU/000203/25

SITUATION

Plas Bellin Hall is situated in a quiet rural location off Oakenholt Lane, close to the idyllic village of Northop (1.8 miles). Northop has a range of local amenities including pubs, local shop, post office, church, cricket club and Primary School. The well-known Northop Country Park golf course is also within easy travelling distance.

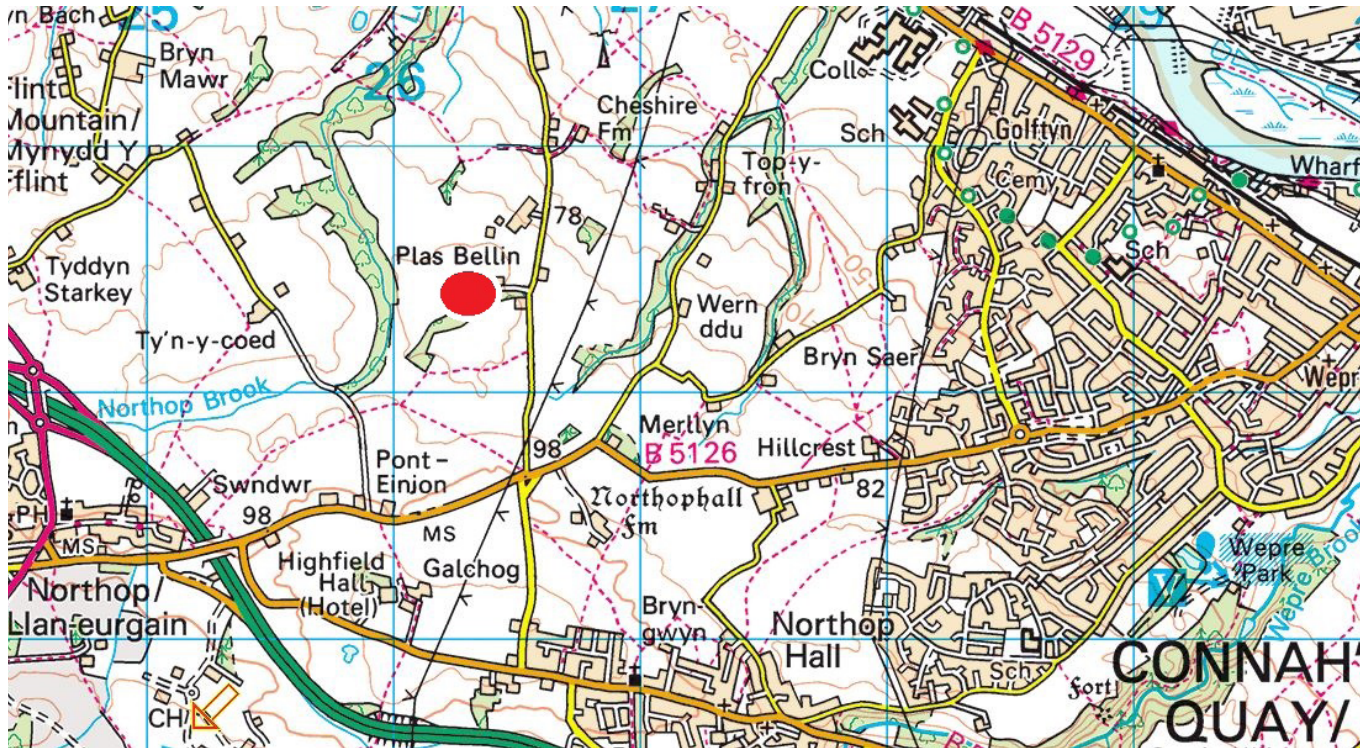
Northop is nestled within the picturesque countryside but close to the A55 for easy access to Chester, the North Wales coastline and the motorway networks linking to Manchester and Liverpool. There is also direct rail service to London Euston from Chester in 2 hours.

Northop – 1.8 miles, Mold – 4.8 miles
Chester – 11.5 miles, Wrexham – 20 miles
Liverpool – 21 miles









TENURE

Freehold

BUSINESS RATES

The current ratable value is £23,500

METHOD OF SALE

Private Treaty

GUIDE PRICE

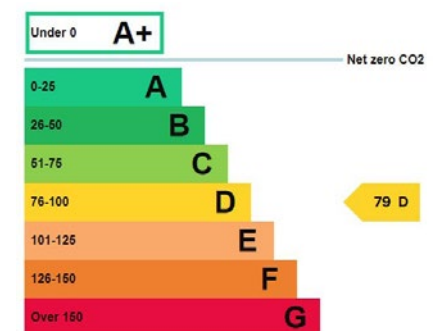
Guide price of £2,000,000.

SERVICES

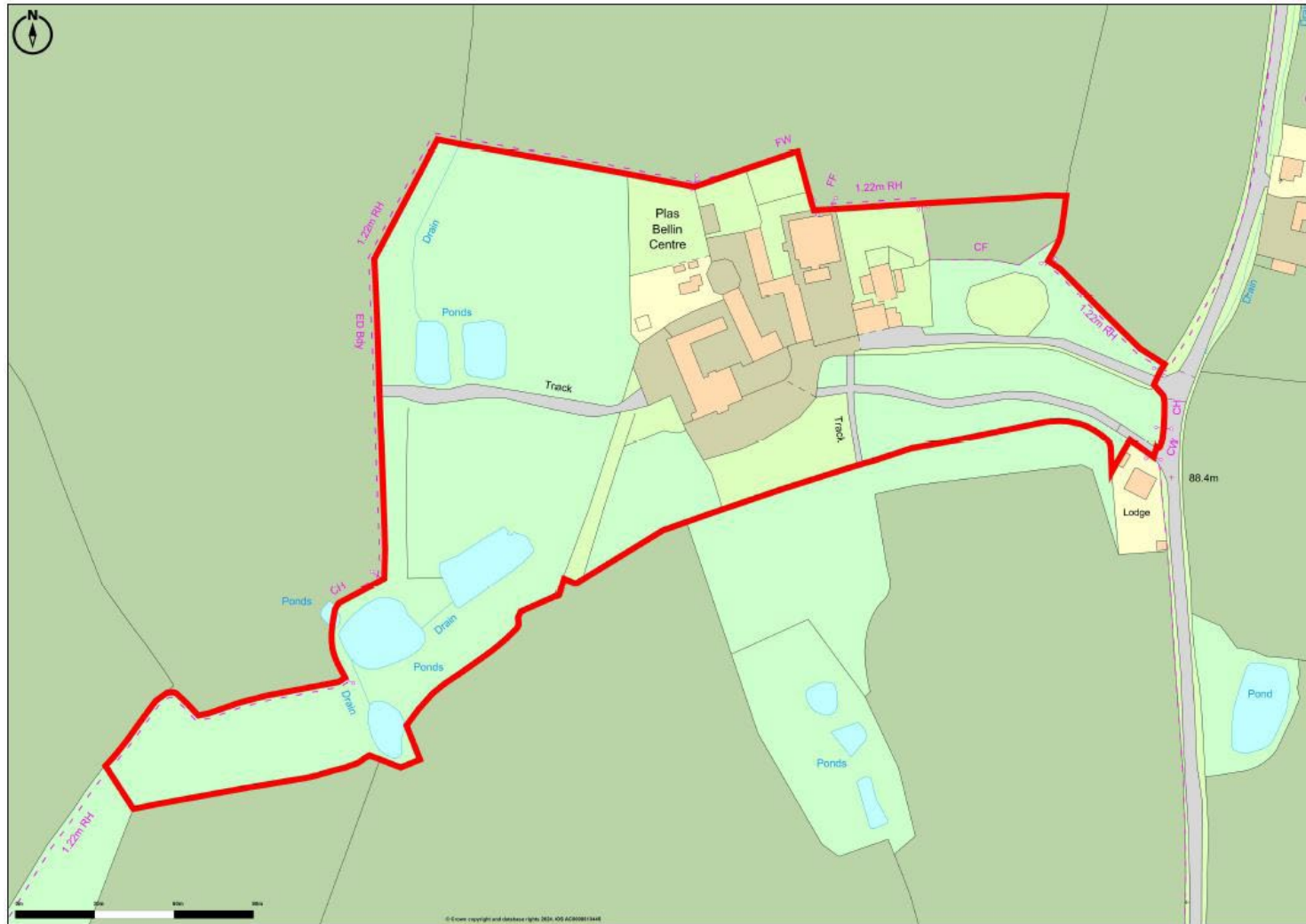
Mains electricity and water. Oil central heating. Septic tank drainage.

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



SITE PLAN



LEGAT OWEN

Albion House
Albion Street
Chester
CH1 1RQ

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