

FOR SALE

St Mary's Convent (Ty Mair), St David's Lane, Mold, CH7 1LH

Existing Use or Re-Development Opportunity

Circa 1.25 acres (0.51 hectares)

LegatOwen
CHARTERED SURVEYORS

Nestled off St. David's Lane in Mold, this expansive property combines nine bedrooms and significant living space along with approximately 1 acre of paddock land, a private walled garden and driveway. The property presents an opportunity for modernisation and/or residential development.

Description

This substantial brick-built residence offers an expansive 4,078 sq ft of versatile living space. The ground floor is characterised by elegant parquet flooring and features three reception rooms, a large kitchen, a dedicated office, and comprehensive utility and storage facilities.

A classic turned staircase leads to the first floor, which currently comprises nine bedrooms and two large shower rooms. While presently utilised as a retirement home, the Property's scale offers significant potential for various residential uses.

The exterior features a private driveway with parking for four vehicles. The grounds include a secluded walled garden perfect for private outdoor dining, and a further lawned garden lined with mature trees. Adjoining the property is a one-acre paddock of level grazing land, bordered by established mature trees and accessible via the main driveway.





Situation

The Property is located on the eastern boundary of Mold, within easy walking distance of the town centre. Access is provided from St David's Lane (an adopted highway) and St David's Church car park. The site is bordered by a primary school to the north, religious buildings to the west, a retail outlet to the south and recreational fields to the east.

Mold is a vibrant market town offering a diverse selection of independent retailers, bars and eateries. The immediate area is well-served by major supermarkets, including a Tesco Superstore, Iceland, Home Bargains and Farmfoods.

The Property is well-located for education, with six primary and secondary schools within a 2-kilometre radius. The nearest schools include the adjoining St David's Catholic Primary School, Mold Alun High School and the Welsh-medium secondary school, Ysgol Maes Garmon.

The property is conveniently located just a 15-minute drive from Flint train station. Situated on the North Wales Coast Line, the station offers regular services to Chester and Holyhead (for Irish ferry connections), as well as direct links to the West Coast Main Line for effortless travel to London and Edinburgh. Furthermore, the A55 Expressway and the M53/M56 motorway network are within easy reach, providing excellent road links to Chester, Liverpool, Manchester, and North Wales.

Approximate travelling distances are as follows:

A55	3 miles	M6	32 miles
M56	10 miles	Manchester	53 miles
Chester	15 miles	Holyhead	74 miles
Liverpool	23 miles		

Tenure

The Property is held under title number CYM523324 and is freehold with title absolute.

Price

The Property is offered with a guide price at £450,000 on an unconditional basis.

Planning

The local planning authority is Flintshire County Council whose Local Plan was adopted in 2023.

The Property is not designated within the Local Plan and is located within the settlement boundary.

It is our understanding that the Property does not sit within a Conservation Area and is in Flood Zone 2. We believe there are no tree preservation orders on the Property.

Method of Sale

The Property is offered for sale by private treaty on an unconditional basis only, with written offers invited by informal tender by 5pm 24th July 2026. A bidding proforma is available in the data room.

Opportunity

The Property offers significant potential through its existing use, dwelling redevelopment, or the creation of market and affordable housing, subject to obtaining the necessary statutory consents.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Services

We understand that the property is connected to all main services and the dwelling is served by mains gas central heating.





Data Room

A data room containing further legal, planning and technical information and details of the bidding procedure is available online [here](#).

Energy Performance Certificate

An EPC certificate is awaited.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Other Conditions

The Purchaser will be responsible, at their own cost, to block up the single doorway which connects the single-storey element of the dwelling to St David's Church. A specification will be agreed in consultation with the Seller.







Ground Floor

Not to scale and for information purposes only

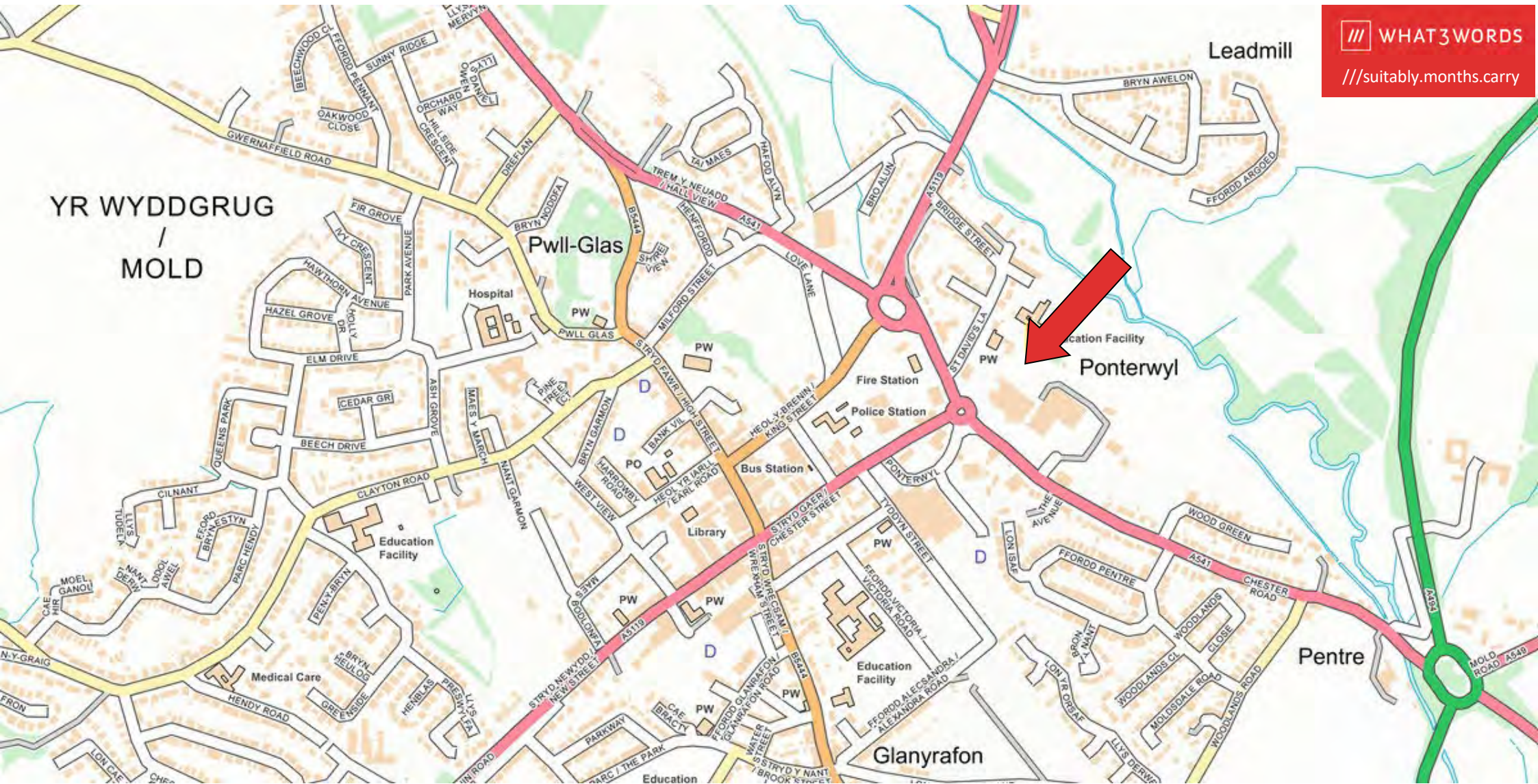
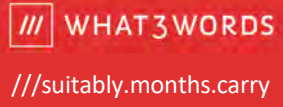




First Floor

Not to scale and for information purposes only





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DATE PREPARED: June 2026



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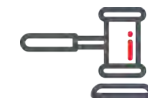
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Landlord & Tenant

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