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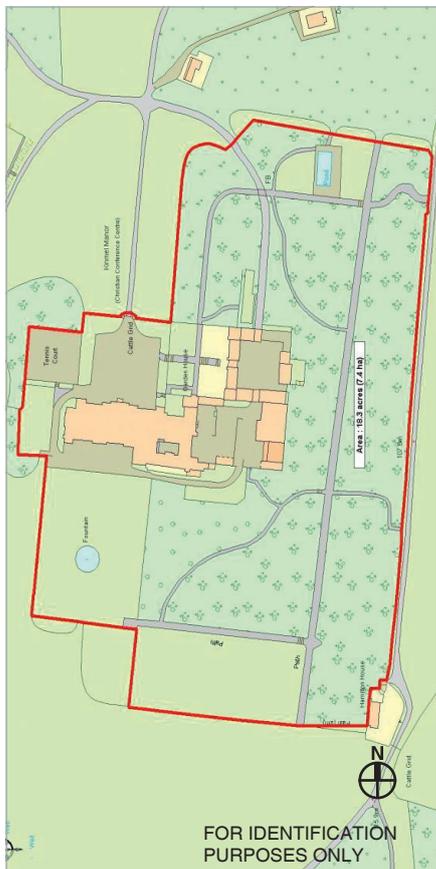
Conwy

Kinmel Hall, Abergele LL22 9DA

- Freehold vacant victorian mansion
- Edge of Snowdonia National Park
- 18 acre country estate setting
- Chester 40 minutes

Upon the Instructions of

Joint LPA Receivers



Location

Abergele lies upon the North Wales coast, alongside the A55 trunk Road as it skirts the Snowdonia National Park. The Hall lies about one mile from Abergele with easy access onto the A55 putting Chester within a 40 minute drive, where the A55 links with the M53, M56 and A483.

The region is a major tourist destination, with a number of coastal resorts, Isle Of Anglesey and Snowdonia National Park as well as the ferry port of Holyhead, all within an easy two hour drive of Manchester, Liverpool and Birmingham. There is a regular rail service between Abergele and Manchester and Chester and John Lennon Airport at Liverpool, is within an hours drive.

Description

The property lies just off the A55 (J24A) and is accessed along a half mile long surfaced driveway arriving at a large wrought iron gateway and stone pillars.

Kinmel Hall is set within 18 acres (7.3 hectares) of formal landscaped and tiered gardens, some of which are not currently tended. The property looks out over a large gravelled carpark forecourt, with adjoining stable block and garaging beneath a clock tower and other outbuildings. There is a swimming pool and ice house.

The property is surrounded by 3,500 acres of open parkland, once a part of the property.

The Hall was built around 1871/76 as a lavish 52 bedroom mansion with accommodation for 60 live in servants and included a special room only used for ironing newspapers.

The secondary access to the rear of the property is sunken so that tradesmen were not seen.

The hall is of an ornate red brick construction with numerous detailing in the style of a French chateau and was once dubbed the "Welsh Versailles".

There is a built area of circa 80,000 sq ft and is believed to offer in excess of 125 rooms and when used as a conference centre was able to accommodate more than 700.

The previous owners had put together a detailed proposal for an 80 bed luxury hotel and leisure facilities and development of the stables with flats and mews houses.

Tenure

Freehold.

Value Added Tax

We are not aware of any VAT liability.

Vendor Solicitors

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Please ensure that you are aware of the general and special conditions and any relevant addendum. The successful buyer on all Lots will be required to pay the Auctioneers an administration fee.