



William Hall & Co.

Chartered Surveyors, Land & Estate Agents
The Estate Office, Hawarden, Flintshire CH5 3NX
Tel: 01244 531547 www.williamhallandco.com



Regulated by RICS

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Deiniol's Ash Farm, Ash Lane, Hawarden, Flintshire CH5 2BR

Agricultural Statement

This Statement is submitted in respect of land adjacent to Deiniol's Ash Farm in support of Hawarden Estate's submission for inclusion of the land in Flintshire County Council's forthcoming Local Development Plan.

The land proposed for development extends to approximately 27 acres and is known for the purposes of the Development Plan as HNW005. The land comprises part of the Hawarden Estate, which extends to about 4,000 acres, and is currently let by way of an Agricultural Holdings Act Tenancy to [REDACTED] as part of Deiniol's Ash Farm. In total, the holding extends to approximately 80 acres and is used for low-intensity cattle and sheep grazing. [REDACTED] also farms other land in his ownership.

Deiniol's Ash Farm is one of a number of relatively small agricultural holdings in the ownership of Hawarden Estate. With the present circumstances and prospects for agriculture, these holdings are no longer economically viable, and the Estate's general strategy and intention is to amalgamate these smaller, unviable holdings as the opportunities arise, in order to create economically sustainable farms.

Deiniol's Ash Farm, together with its substantial Grade 1 Listed farmhouse, is relatively poorly equipped in terms of fixed equipment and, having only 80 acres, it is clear that it is not a commercial unit and does not have a long-term future as an agricultural holding.

The holding itself is surrounded and bordered on three sides by residential development and, as a result, it can be very challenging land to farm. There are issues associated with trespass from local residents and their animals in addition to increasing occurrences of fly-tipping.

Development of the land in question would further restrict the viability of the farm and would cement its position as a lifestyle farm for the time being. [REDACTED] is approaching retirement age and we understand this would suit his circumstances, with the land being added to an adjacent, commercial unit thereafter.