

BRADLEY HALL

MALPAS | CHESHIRE



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MALPAS | CHESHIRE | SY13 4RA

Malpas 1 mile | Whitchurch 4 miles | Chester 17 miles
Liverpool 35 miles | Birmingham 61 miles | London Euston 3 hours 23 minutes
(Distances and time approximate)

An impressive Cheshire farming estate comprising a substantial Farmhouse, established Leisure aspect, detached Cottage, a range of versatile Outbuildings, and around 114 acres.

Substantial Farmhouse requiring partial modernisation

Land extending to circa 114 acres

Versatile Array of Outbuildings with Potential

5 Glamping Pods

Idyllic Setting in the Cheshire Countryside

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LOCATION & SITUATION

Bradley Hall occupies a particularly pleasant rural location within the peaceful hamlet of Bradley, nestled amongst the south Cheshire landscape and lying around a mile to the south of the popular market town of Malpas, which, with a range of shops and public houses, provides ample amenities for day-to-day living. The neighbouring county centres of Chester, Wrexham, and Shrewsbury are positioned to the north and south respectively.

Road: Road links are conveniently provided by the nearby A41, directly connecting the property to Chester and Whitchurch.

Rail: Whitchurch, Crewe and Liverpool train stations are approximately 4 miles, 21 miles and 35 miles respectively from the property, offering direct links to a number of local towns and cities.

Air: Positioned only 35 miles from Liverpool John Lennon Airport, providing quick and easy access to all European and wider international travel.

Schools: The property lies within a convenient proximity to a number of well regarded state and private schools, including Tushingam Primary (rated outstanding), Malpas Alport Primary, Bishop Heber High School, Abbey Gate College, The King's and Queen's Schools, Ellesmere College, and Moreton Hall.

Sporting: A wide range of sports and leisure activities are available nearby, with golf at Carden Park and Hill Valley, Horse Racing at Bangor and Chester, shooting at West Midland Shooting Ground in Hodnet and a large number of local football and cricket clubs within close proximity.



BRADLEY HALL

Bradley Hall is an impressive farming estate idyllically situated within the gently undulating grandeur of the much noted Cheshire countryside and yet retaining a convenient proximity to the nearby market town of Malpas.

The farm is arranged around a substantial period farmhouse providing scope for modernisation and has diversified, to now include an established leisure aspect comprising 5 glamping pods, alongside a detached bungalow and a range of modern and traditional agricultural buildings which may offer opportunities for further development, with a mixture of arable and pasture land extending to around 114 acres.





THE ACCOMMODATION

The Farmhouse

An attractive red-brick period farmhouse which stands proudly over the surrounding land and extends to around 3343 sq ft. The farmhouse features partially modernised living accommodation, with the eastern aspect having been carefully improved to offer an array of comfortably proportioned and sympathetically presented rooms ready for immediate occupation.

The western aspect of the building now offers excellent potential for renovation, with scope to continue the present division or to arrange the property more seamlessly into a substantial family home.

Pinfold Cottage

A single storey two-bedroom detached bungalow positioned to the south-east of the homestead. Thoughtfully designed to echo the architecture of the nearby farmhouse and positioned within private gardens which contain a detached double garage and extend to around 0.25ac, with open views across fields to the south.

The property is subject to an agricultural occupation restriction.

Glamping Pods

Within the last decade, the farm has built upon its established leisure offering of a 5 pitch caravan and motorhome site with the addition of 5 luxury glamping pods, all florally named in celebration of the crescent of wild flower meadow they are arranged around.

Planning and services are in place for a sixth pod, with the site providing an established revenue stream ideal for those seeking a passive income from the comfort of their home.





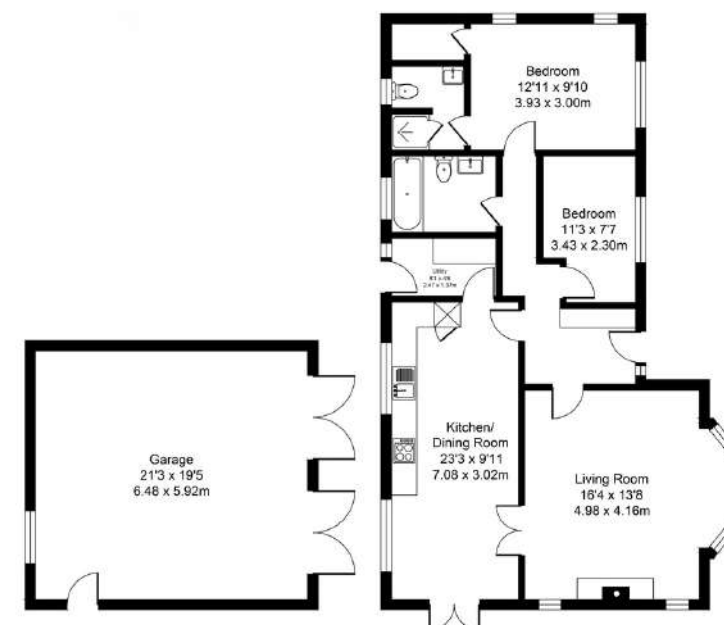


BRADLEY HALL



Ground Floor

First Floor



Garage

Cottage

Approximate Area = 3343 sq ft / 310.6 sq m
 Outbuilding = 14319 sq ft / 1330.3 sq m
 Cottage = 957 sq ft / 88.9 sq m
 Garage = 412 sq ft / 38.3 sq m
 Total = 19013 sq ft / 1768.1 sq m
 For identification only - Not to scale

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LAND & OUTBUILDINGS

A versatile array of modern and traditional buildings lie, arranged around a substantial concrete yard, to the west of the farmhouse. The outbuildings offer scope for a variety of onward usages to accommodate agricultural, mechanical, or equestrian interests and may provide potential for residential conversion, with opportunities to further the leisure aspect of the farm (LA consent permitting).

Bradley Hall extends, in all, to around 114 acres, with a mixture of gently undulating arable and pasture land complemented by areas of woodland. Tapering to the north, the land enjoys a range of road accesses allowing for easy division.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty. Consideration may be given to the property being sold in lots.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is via a private system.

LOCAL AUTHORITY

Cheshire West and Chester Council, The Portal, Wellington Rd, Ellesmere Port CH65 0BA. Tel: 01978 292000

COUNCIL TAX

Council Tax Band – G

EPC

Bradley Hall Rating – E
Pinfold Cottage Rating – D

DIRECTIONS

What3Words ///confining.closes.bins

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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