



For Sale by Private Treaty

Free Range Egg Business at Hollyhurst Road, Wrenbury, CW5 8HT

SUMMARY

A10,000 bird free range egg unit set in 26.35 acres (10.66 ha) of agricultural land.

VIEWINGS

We ask that all property viewings are made by prior appointment with the selling agents, please call the office on 01829773000. No viewings are to be conducted without being accompanied by Rostons. This is extremely important, particularly for biosecurity reasons.

SITUATION

This small holding is located down a long private drive and is a unique property positioned in a truly private and rural location.

The property is only 1½ miles from Wrenbury Village which benefits from a wealth of local amenities including a Shop/Post Office, Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. The local towns of Nantwich and Crewe can provide further amenities not available in the village.

Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

Guide Price – Offers in Excess of £500,000

MAIN SHED – EGG UNIT

The main shed is currently supporting an egg production unit (further details below). The agricultural shed extends to 20 m x 65 m (or thereabouts) which, subject to planning permission and necessary works could have a range of alternative recreational or commercial uses including:

- Office
- Warehouses
- Equine
- Storage
- Tourism
- Research or Education Centre
- Catering
- Leisure or Fitness facilities

This building provides a wealth of opportunity for someone looking to pursue a rural venture.

MAIN SHED - EGG UNIT

The main shed currently supports a profitable small-scale free-range egg unit for 10,000 birds. The shed is fully equipped, with associated feed silos, egg packaging, storage areas, a free roaming grassland area with the perimeter being predator fenced.

LAYING UNIT

The existing Flat Deck Free Range Housing was constructed by Morespan Construction Ltd in 2005, with a capacity for 10,000 birds. The unit includes:

- Temperature controlled egg storage area
- Staalkat farm packer
- Office area - controls for light & fans
- 2 Collinson feed silos
- Backup generator
- Electronic feed systems

TRADING ACCOUNTS

These are available via the selling agent for seriously interested parties only.

PLANNING PERMISSION AT EGG UNIT

Planning permission was obtained to erect another 10,000 bird free range poultry unit mirroring the existing building along with two feed silos. This planning permission has now lapsed.

ENVIRONMENTAL

The farm is certified as a free-range laying hen unit as part of the "RSPCA Assured Laying Hen Scheme".

BIO-SECURITY

We ask that when making your inspections that viewers are free from poultry for 48 hours prior to inspection and that viewers make use of the disinfectant footbaths provided to help manage any bio-security risks.

LAND DESCRIPTION

The property extends to 26.35 acre (10.66 ha) of pastureland. Roughly 10 acres of the land is utilised in line with the free-range egg unit whilst the remainder is split into pony paddocks for grazing.

SOIL TYPE AND LAND GRADE

The land is record as grade 3 on the Land Classification Map for England & Wales. The soil is recorded as Salwick being deep reddish fine loamy soils with slowly permeable subsoils well suited to cereals and grassland.

SERVICES

The property benefits from a single-phase electrical connection, mains water supply and private drainage.

ADDITIONAL LAND

Further land is available via separate negotiation.

BASIC PAYMENT SCHEME (BPS)

The land is registered for the BPS and the vendor has claimed in the current scheme year.

The BPS entitlements are available via separate negotiation with the selling agent.

FENCING

The purchasers will be responsible for the boundary fences.





EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

ACCESS

Access can be taken along the private drive coloured brown.

ANTI MONEY LAUNDERING (AML) LEGISLATION

Rostons Ltd must comply with AML legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence. Further information is available from the selling agent.

TENURE & TITLE

The property is being sold freehold with vacant possession upon completion.

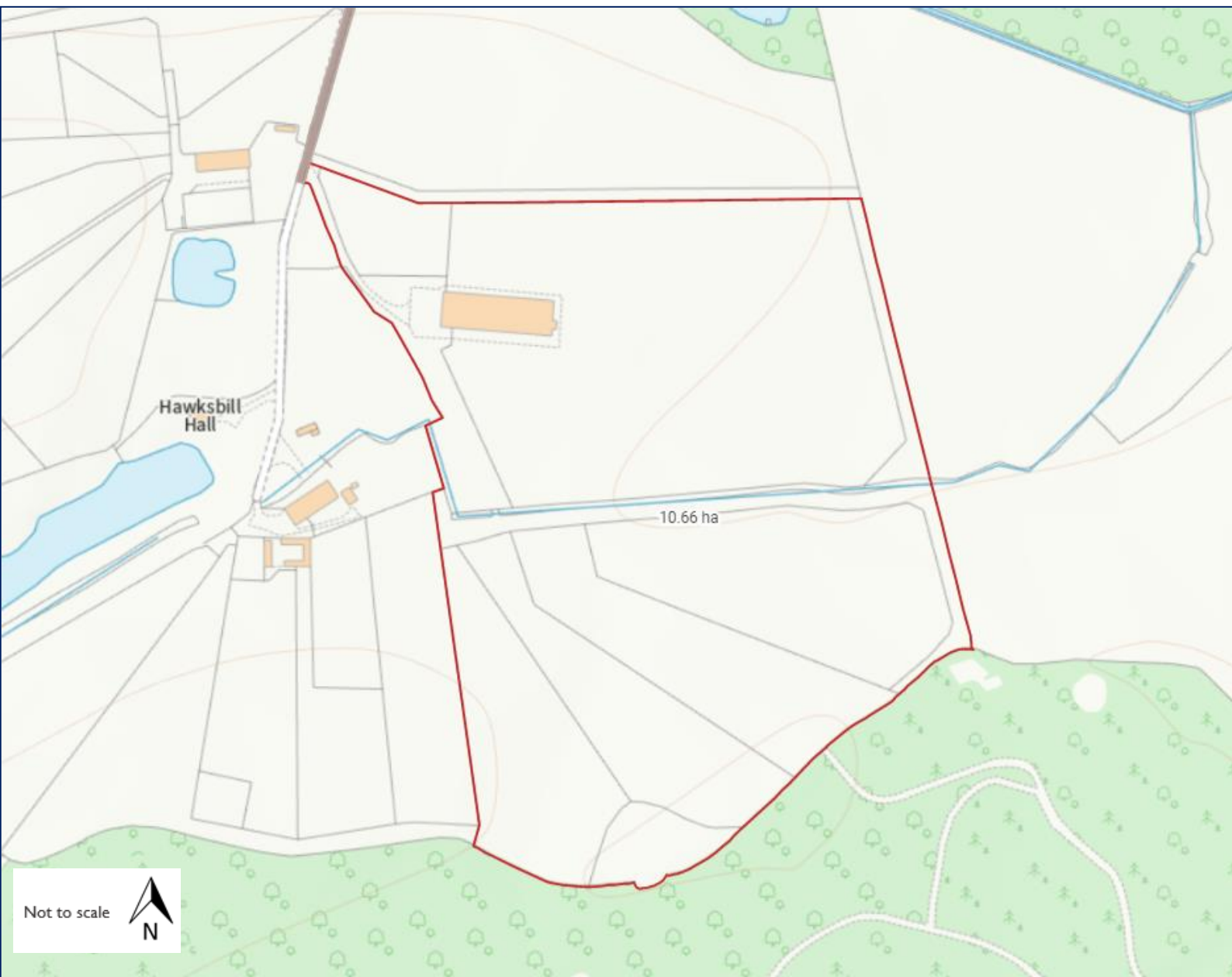


TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, site/local geographical designation, resolution, or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries on the site and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.



LOCAL AUTHORITY

Cheshire East Council
Delamere House
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SELLING AGENTS

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VENDORS SOLICITORS

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