



Greaves Farm, Tattenhall Road,
Newton-By-Tattenhall, Chester, Cheshire, CH3 9NA



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Greaves Farm

Tattenhall Road | Newton-By-Tattenhall | CH3 9NA

Tattenhall – 1 mile, Chester - 9 miles,
(All distances approximate)

A 4-bedroom former farmhouse, with attached 3-bedroom annex and a range of agricultural buildings all set down a long driveway and adjoined by 30.22 acres (12.23 ha) of agricultural land.

- Farmhouse with adjoining annex
- Large range of agricultural outbuildings and yard area
 - Set in 30.22 acres (12.23 ha)



DESCRIPTION (FARMHOUSE, BUILDINGS & 30.22 ACRES)

Four bedroom farmhouse with adjoining three bedroom cottage and range of agricultural buildings set within a good block of agricultural land.

Greaves Farmhouse is in a quiet, rural location set back off the road, down a private driveway yet still walking distance from Tattenhall village. Grassland views can be seen from every window offering a tranquil living space throughout.

Adjoining the main residential property, Greaves Farm Cottage allows space for multi-generational living or a ready-made rental property.

GROUND FLOOR

- **Porch/Hallway** – With tile floor throughout, off the hallway is a toilet, utility room and store cupboard.
- **Kitchen** – A bright airy space with built in wooden kitchen units and appliances and large sliding doors onto the patio and garden.
- **Lounge** – A spacious room with large window overlooking the garden and an open fire.
- **Dining Room** – With open fire and large window to the garden, a delightful family entertaining space.
- **Hallway** – Large double height hallway with stairs leading upstairs, understairs cupboard.

FIRST FLOOR

- **Bedroom 1** – Large double room with built in wardrobes and window overlooking the garden.
- **Bedroom 2** – Double room with built in wardrobes and vanity unit, with window overlooking the garden.
- **Bedroom 3** – Double room with window to the patio and side garden.
- **Bedroom 4** – Spacious double room with window overlooking the yard and with views of the land.
- **Main Bathroom** – Serving the bedrooms, the family bathroom comprises bath, w.c, sink and airing cupboard.

GARDEN

A wrap around lawn garden to two sides of the property, and plenty of hardstanding and parking to the front. Brick wall surround and overlooking grass fields.

GARAGE AND PARKING

To the front of the property there is ample concrete yard space to all sides, and a three-bay brick traditional building suitable for parking, storage or potential further development subject to obtaining the relevant planning permissions.

FLOORPLANS – Available from the selling agent.





GREAVES FARM COTTAGE

GROUND FLOOR

- **Porch/Hallway** – Enter via the front door, leading to a hallway with utility room and downstairs w.c.
- **Kitchen** – With a large window overlooking the yard, a spacious kitchen and dining space with built in units and appliances, pantry and ample space for dining. A utility room can be found off the kitchen with tile floor and ample storage space.
- **Living Room** – A large living space with open fire, and a window overlooking the garden and rural scenery beyond.

FIRST FLOOR

- **Bedroom 1** – Large double with built in wardrobes and window overlooking the garden.
- **Bedroom 2** – Single room with window overlooking the yard.
- **Bedroom 3** – Single room currently used for storage.
- **Main Bathroom** – Comprising shower, toilet and sink.





DEVELOPMENT POTENTIAL

There is a large footprint of outbuildings that could have alternative uses subject to obtaining the relevant planning permissions. The site would be well suited to a range of purchasers including agricultural, equestrian or developers.

The buildings are illustrated outlined in blue on the plan below, with the ownership boundary shown in red.

BUILDINGS

No	Floorspace (sq. ft approx.)	Description
1	2682	Farmhouse
2	1418	Adjoining Annex
3	1137	Brick outbuilding/garage
4	2983	Former agricultural building
5	7449	Former agricultural building



THE LAND

The agricultural land totals 28.25 acres (11.43 ha) and consists of four naturally split fields.

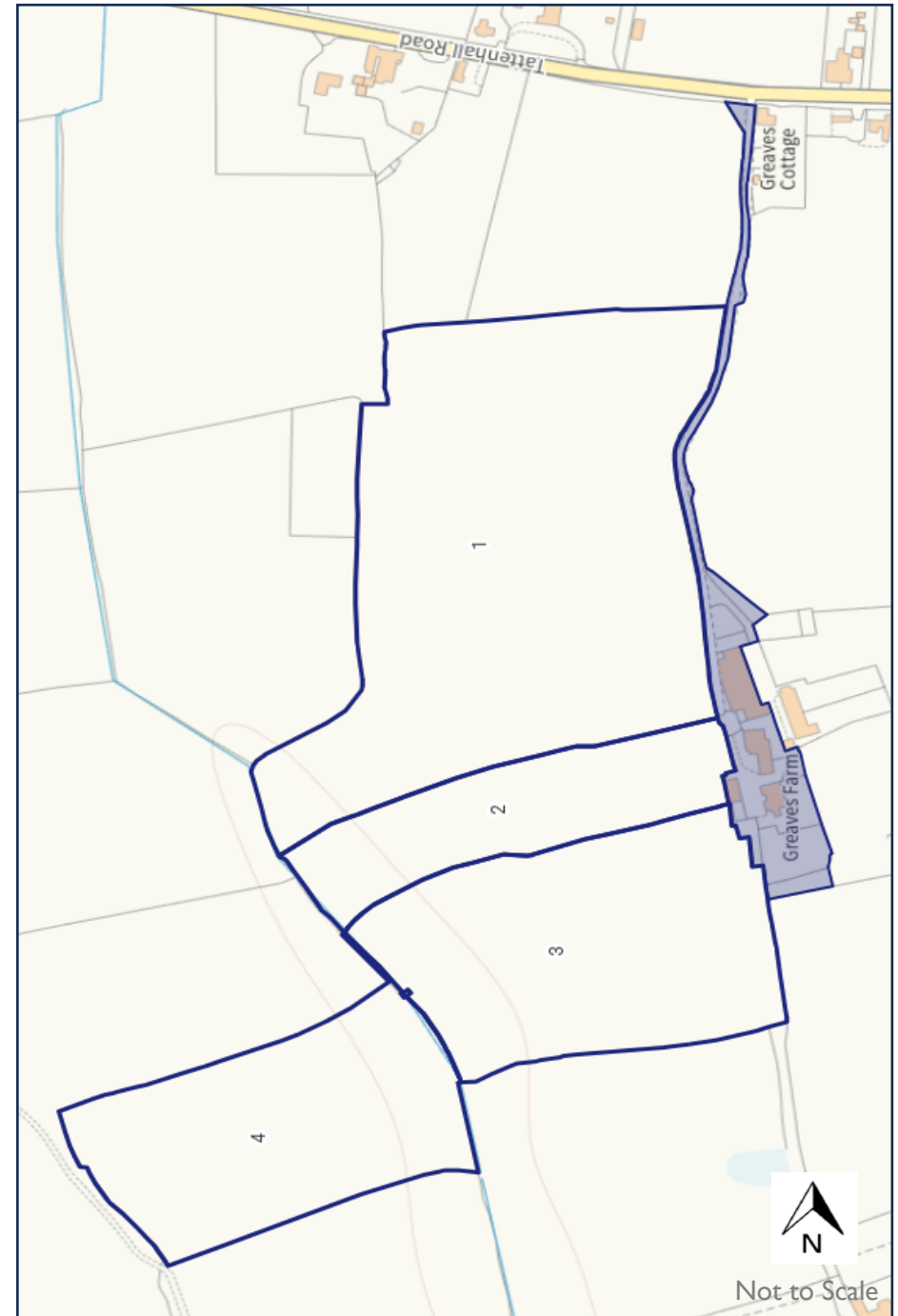
Field No.	Acres	Hectares	
1	13.18	5.33	Grassland
2	3.22	1.30	Grassland
3	6.51	2.63	Grassland
4	5.35	2.16	Grassland
TOTAL	28.25	11.43	

The driveway and yard area totals 1.7 acres and is shaded blue on the plan.

The agricultural land is currently let on short term agreements to local farmers for grazing and mowing. There is the option for this to continue if required.

FENCING

The land has a mixture of fencing and natural hedge boundaries.



SOIL TYPE & LAND GRADE

According to Soils of England & Wales the soil is classed as a combination of "Soilscape 18", described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The land is classed as Grade 3 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).

ENVIRONMENTAL FEATURES

The land has natural hedge boundaries and two in-field ponds.

AGRI-ENVIRONMENTAL SCHEMES

The land is not currently within any schemes, however it was previously registered for the Basic Payment Scheme.

SITE DESIGNATIONS

Our searches have not revealed any site designations.

OVERAGE PROVISION

The property is sold subject to an overage provision where the vendor is entitled to 50% of the uplift in value should planning permission be granted for further residential dwellings. This will be in place for a period of 25 years.



