



Meadow Lea Farm  
Station Lane, Mickle Trafford, Chester, CH2 4EH

**Rostons**   
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# Meadow Lea Farm

## Station Road | Mickle Trafford | CH2 4EH

Chester 3.9 miles, Frodsham 7.7 miles, Ellesmere Port 4.4 miles  
(All distances approximate)

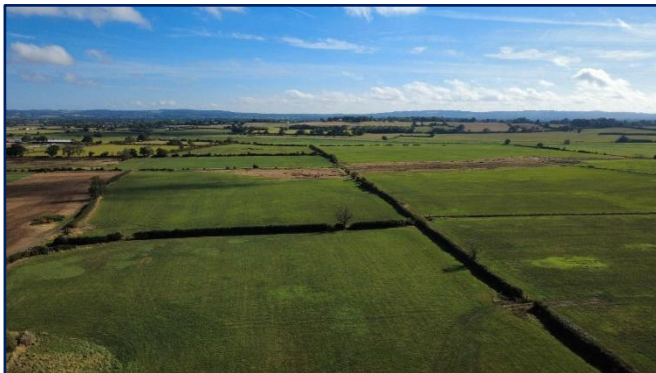
An impressive dairy unit comprising an extensive range of modern farm buildings extending to 331.17 acres of land and planning permission for a three-bedroom detached dwelling.

**As a whole or in 3 lots**

**GUIDE PRICE £5,500,000**

Auctioneers' Comments: Rarely in a career do you get the opportunity to sell such a fantastic unit.

To be privileged to sell the farm in 1999 and now, 26 years later, is an honour.



MEADOW LEA FARM

An exciting opportunity to purchase a high-quality dairy unit near Chester and the surrounding road networks. It offers an excellent stand-alone unit with an impressive range of modern farm buildings to be utilised, along with the benefit of planning permission for a residential dwelling, all set within 331.17 acres (133.92 ha) of agricultural land. Meadow Lea is currently run as a dairy enterprise; the farm has a sensational range of buildings.

LOCATION

Located on the outskirts of Chester, the farm is accessed off Station Lane, with the A56 (Warrington Road) and A51 (Tarvin Road) providing road networks to the surrounding areas.

PLANNING PERMISSION

The site has planning permission for a permanent key worker dwelling as detailed under planning references 21/03087/OUT and 23/02673/REM.

In brief, the accommodation would provide a 3-bedroom detached property with the elevation drawings included within the planning application shown below.



Not to scale





## BUILDINGS

An outstanding range of buildings as a ready-made unit, including cattle housing, silage clamps, grain stores, fodder and machinery storage and slurry storage facilities.

All buildings are steel frames and concrete floors, and the majority have concrete panel walls with Yorkshire board and fibre cement or sheeted roofing.

| No | Dimensions (m <sup>2</sup> approx.) | Description  |
|----|-------------------------------------|--|
| 1  | 412.80                              | Silage clamps/fodder storage with timber and concrete panel walls  |
| 2  | 427.62                              | Adjoining building one, and description as above   |
| 3  | 141.21                              | Single bay steel frame building split into cattle pens   |
| 4  | 169.02                              | Former cattle housing  |
| 5  | 473.10                              | Steel frame building suitable for storage or cattle  |
| 6  | 502.33                              | As above   |
| 7  | 1190.56                             | Grain store with concrete floor, roller shutter doors, and feed bays with adjoining open fronted machinery storage area  |
| 8  | 1494.58                             | Steel frame cattle building with locking yolk feed barriers and 124 cubicles   |
| 9  | 932.88                              | Cattle housing with cubicles   |
| 10 | 926.47                              | Cattle housing with 186 cubicles across sheds 9 & 10   |
| 11 | 79.46                               | Concrete block building with 3 DeLaval robots, 12,500 litre Packo tank and farm office.                                  |
| 12 | 492.83                              | Cattle housing   |
| 13 | 1197.11                             | 22 pen steel frame building used for calf housing and feed storage. Contains 6 Holme & Laue calf feeders across 3 units. |
| 14 | 828.90                              | Cattle Housing   |
| 15 | 823.19                              | Cattle Housing   |

| No | Dimensions (m/ approx.) | Description  |
|----|-------------------------|--|
| 16 | 824.41                  | Cattle Housing   |
| 17 | 827.68                  | Cattle Housing   |
| 18 | 1173.64                 | Twin covered silage clamps, concrete floors and walls. |
| 19 | 1222.31                 | Steel frame building for hay and straw                 |
| 20 | n/a                     | Above ground permastore slurry tank                    |
| 21 | n/a                     | Slurry Lagoon with ramp (approx. 500,000 gallon)       |

Three-phase electricity and mains water are connected to the farm buildings.



Not to scale

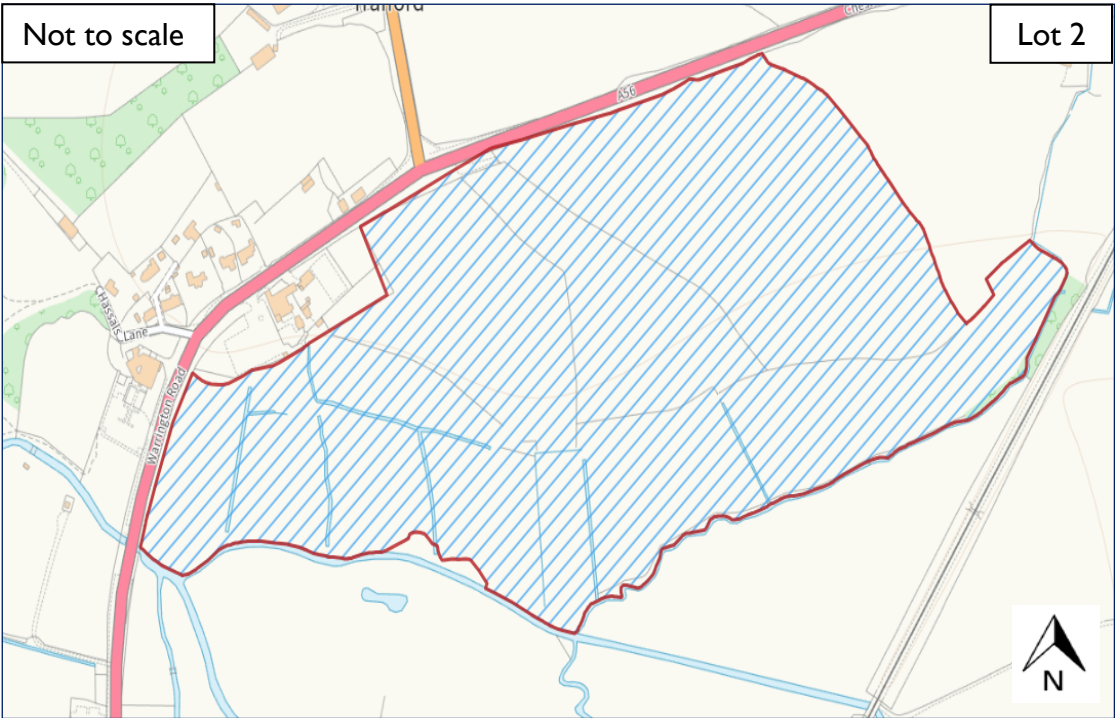
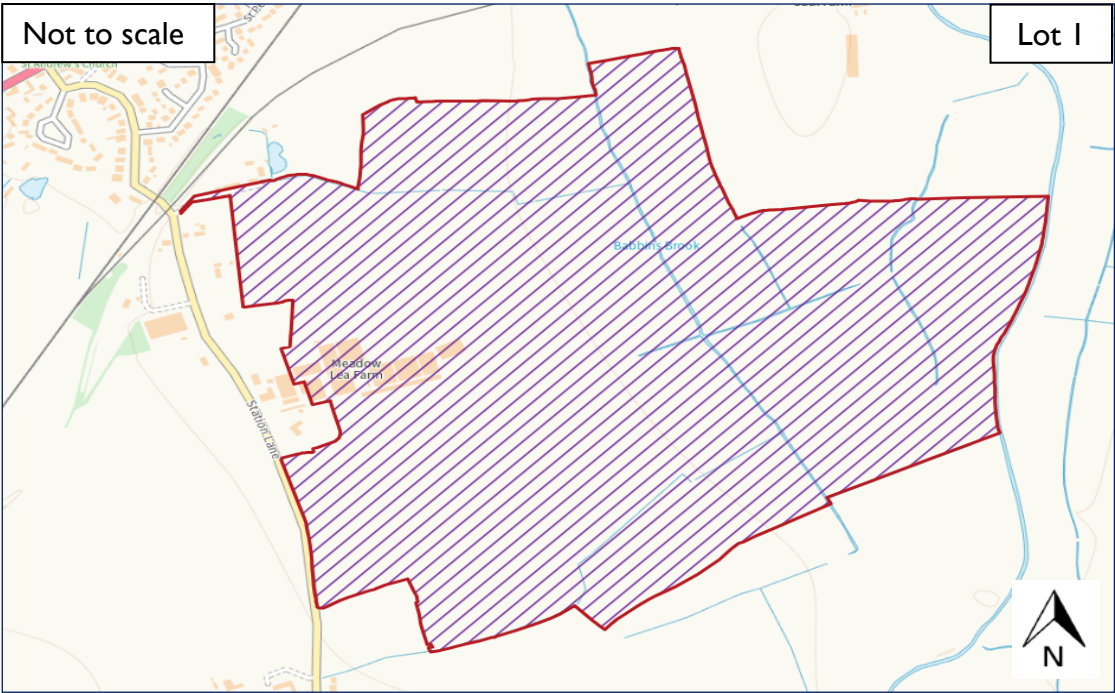




THE LAND

Predominantly ring-fenced block surrounding the farm, a mixture of arable and grassland with a central access track. All field sizes include in-field ponds and ditches

|        | Acres  | Hectares |                  |
|--------|--------|----------|------------------|
| Lot 1  | 6.58   | 2.66     | Yard & Buildings |
|        | 1.10   | 0.45     | Grass            |
|        | 0.93   | 0.37     | Grass            |
|        | 2.73   | 1.10     | Grass            |
|        | 5.61   | 2.27     | Grass            |
|        | 12.34  | 4.99     | Arable           |
|        | 12.89  | 5.22     | Arable           |
|        | 10.54  | 4.27     | Grass            |
|        | 13.52  | 5.47     | Grass            |
|        | 16.50  | 6.68     | Grass            |
|        | 16.96  | 6.86     | Grass            |
|        | 45.97  | 18.60    | Arable           |
|        | 9.81   | 3.97     | Grass            |
|        | 8.52   | 3.45     | Grass            |
|        | 12.91  | 5.22     | Grass            |
|        | 10.54  | 4.27     | Grass            |
|        | 9.07   | 3.67     | Grass            |
|        | 8.95   | 3.62     | Grass            |
|        | 18.85  | 7.63     | Grass            |
|        | 9.71   | 3.93     | Grass            |
|        | 6.43   | 2.60     | Grass            |
|        | 9.25   | 3.74     | Grass            |
| Total: | 249.72 | 101.04   |                  |
| Lot 2  | 14.85  | 6.01     | Grass            |
|        | 7.17   | 2.90     | Arable           |
|        | 5.79   | 2.34     | Arable           |
|        | 4.36   | 1.76     | Arable           |
|        | 6.41   | 2.59     | Arable           |
|        | 14.83  | 6.00     | Arable           |
| Total: | 53.41  | 21.61    |                  |
| Lot 3  | 7.50   | 3.05     | Grass            |
|        | 20.54  | 8.31     | Grass            |
| Total: | 28.04  | 11.36    |                  |





## **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, and “Soilscape 20”, described as loamy and clayey floodplain soils with naturally high groundwater. The land is ideally suited for forage crops. The land is predominantly classed as Grade 3 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).

## **SCHEMES AND SUBSIDIES**

The farm is currently in a Mid-Tier Environmental Stewardship Scheme, along with the Sustainable Farming Incentive. The purchaser will be responsible for continuing these agreements to the end of their current term.

## **SITE DESIGNATIONS**

The whole site is within Greenbelt. Our initial searches did not reveal any further designations affecting the main holding.

## **DEVELOPMENT POTENTIAL**

There is an abundance of shed floorspace and yard area that could be utilised for a variety of purposes, both agricultural and commercial, subject to obtaining the relevant planning permissions.

## **MINERAL RIGHTS**

No mineral rights are included with the sale.

## **NITRATE VULNERABLE ZONE**

The farm is within a Nitrate Vulnerable Zone (NVZ).

## **SERVICES**

Mains Water and Mains Electricity. Borehole water supply available.

## **HOLDOVER**

The vendor reserves the right to hold a farm sale prior to completion.

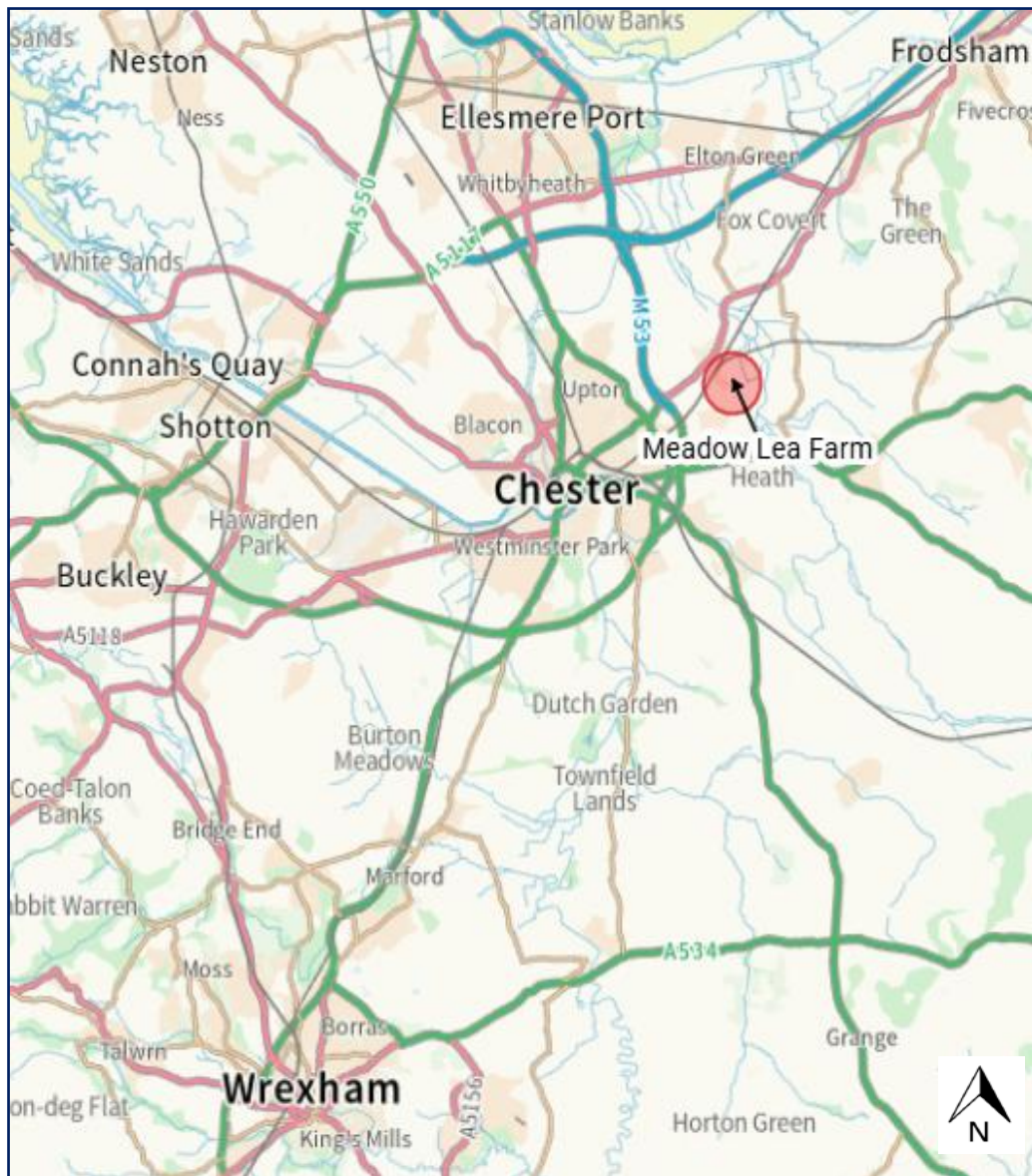
## **INGOING**

In addition to the purchase price, the purchaser will be required to take and pay for hay, straw and silage.

## **EMPLOYEES**

The vendor will provide such assistance as is required in relation to TUPE regulations 2006, and potential purchasers will reciprocate. There are currently 2 full-time employees.





**LOCATION - WHAT3WORDS** - ///handed.somewhere.beads

**SITE PLANS** – Further plans are available from the selling agent.

## 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.

## VIEWINGS

We ask that all viewings of the property are made by prior appointment with the selling agents, by calling the office on 01829 773000.

## MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering 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.

## 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.

## TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## TITLE

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

### SELLING AGENTS

Tony Rimmer / Alice Kearns  
Rostons Limited  
Chester, CH3 9AU  
Tel: 01829 773000  
Email:  
alicekearns@rostons.co.uk

### SOLICITOR

TBC

### LOCAL AUTHORITY

Cheshire West & Chester  
The Portal  
Wellington Road  
Ellesmere Port  
CH65 0BA  
Tel: 0300 123 8123

