

# Lower Moss Farm

Malpas, Cheshire








A productive and well-maintained farm of 240 acres including an attractive Grade II listed farmhouse, a range of traditional and modern farm buildings on the edge of the popular town of Malpas.

Malpas High Street 0.9 mile | Chester 16.5 Miles | Shrewsbury 25 miles | Wrexham 13 miles  
(Distances and times approximate).

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Summary of accommodation

A period Grade II listed farmhouse with adjoining yard of modern and traditional farm buildings with scope for various uses (STP) and adjoining block of arable farmland with woodland belts.  
In all about 240 acres



# Situation



Train stations are located at Chester and Crewe, both with direct access to London, Manchester and Birmingham. The A41 leads into Chester. Wrexham is located about 13 miles to the west along the A534.



Local shopping is available in the towns of Malpas less than one mile away and nearby Whitchurch about 8.5 miles.



# LOWER MOSS FARMHOUSE, BUILDINGS AND LAND

Lower Moss Farm represents a great opportunity to acquire a farm that comes to the open market for the first time since acquired from the Cholmondeley Estate in 1924.

A charming grade II listed farmhouse that provides excellent accommodation in attractive gardens approached off a quiet country lane with the front drive.

To the side of the property are a range of traditional brick buildings that have got scope for a variety of uses including conversion to residential, subject to obtaining the appropriate consents. A large modern farm building has scope for numerous uses and lies to the side of the house across the yard. To the north of the farmhouse is a block of arable land that could be reverted to paddocks for grazing on what was once a dairy farm.

The house is well maintained and provides accommodation of:  
Hall | Farmhouse Kitchen | Drawing room | Sitting room | Dining room | Office | Utility | WC | Four bedrooms | Bathroom | Ensuite | Double garage | Gardens enclosed front and rear



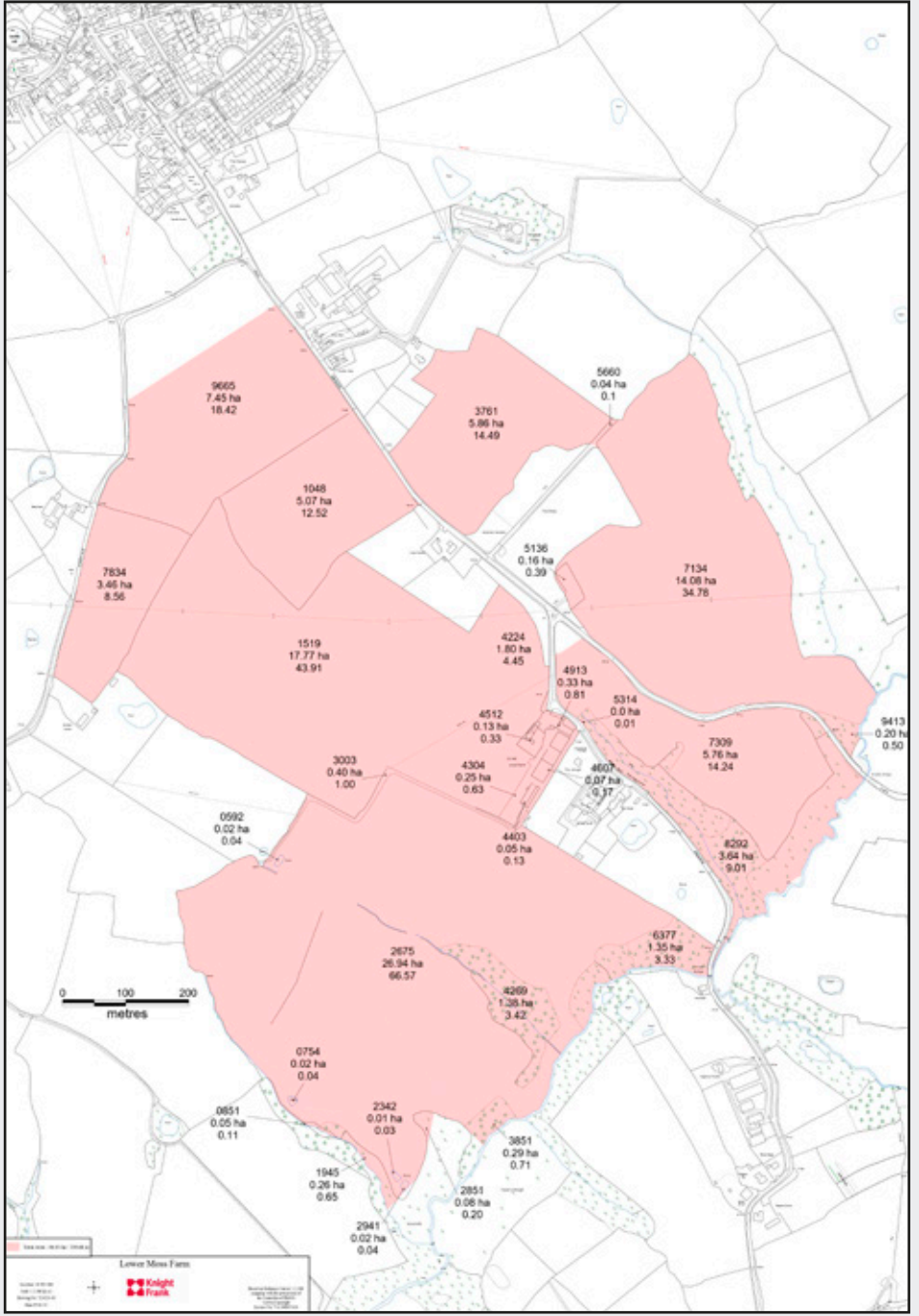




## LAND AND YARD

A productive block of mainly grade II and III arable land currently used in a combinable crop rotation with good access throughout. The land is accessed via good field gates and sits in three blocks. The primary block that wraps around the yard and is a well-maintained block of land that was once a dairy farm but has been in arable rotation over the last 30 years.

Two further blocks of land lie to the east of the farmhouse and yard and has good, gated access off the road that runs parallel.

















FLOOR PLANS

Approximate Gross Internal Floor Area  
Main House: 257.21 sq m / 2,768 sq ft  
Barns: 1,487.39 sq m / 16,008 sq ft  
Outbuildings: 473.47 sq m / 5,103 sq ft  
Garage: 50.45 sq m / 543 sq ft  
Carport: 29.82 sq m / 320 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

# Property Information

**Method of Sale:**

The property is offered for sale freehold as a whole by private treaty.

**Easements, Wayleaves and Rights of Way:**

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

There are public footpaths across the property as shown on the plan.

**Environment Stewardship and Basic Payment Scheme:**

The land is not subject to any Country Stewardship Schemes.

The Basic Payment Entitlements are excluded from the sale

**Sporting, Timber and Mineral Rights:**

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

**Services:**

Mains water. Mains Electricity. Oil Fired Rayburn. Electric Radiators. Private Drainage to septic tank that will require replacement with a PTP to comply with the binding regulations - quotes for this are available.

**Local Authority:**

Cheshire West Council.

**Postcode:**

SY14 7JJ

**Viewings:**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.







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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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