



Brookhead Farm Stud, Wrexham Road, Bulkeley, Malpas, SY14 8BW

- Detached Farmhouse (subject to occupancy condition)
- A two-bedroom apartment
- 27 x Stables and equestrian facilities
- Total plot of approximately 4.81ha (11.88ac)

**FOR SALE BY PRIVATE TREATY
GUIDE PRICE**

£1,250,000



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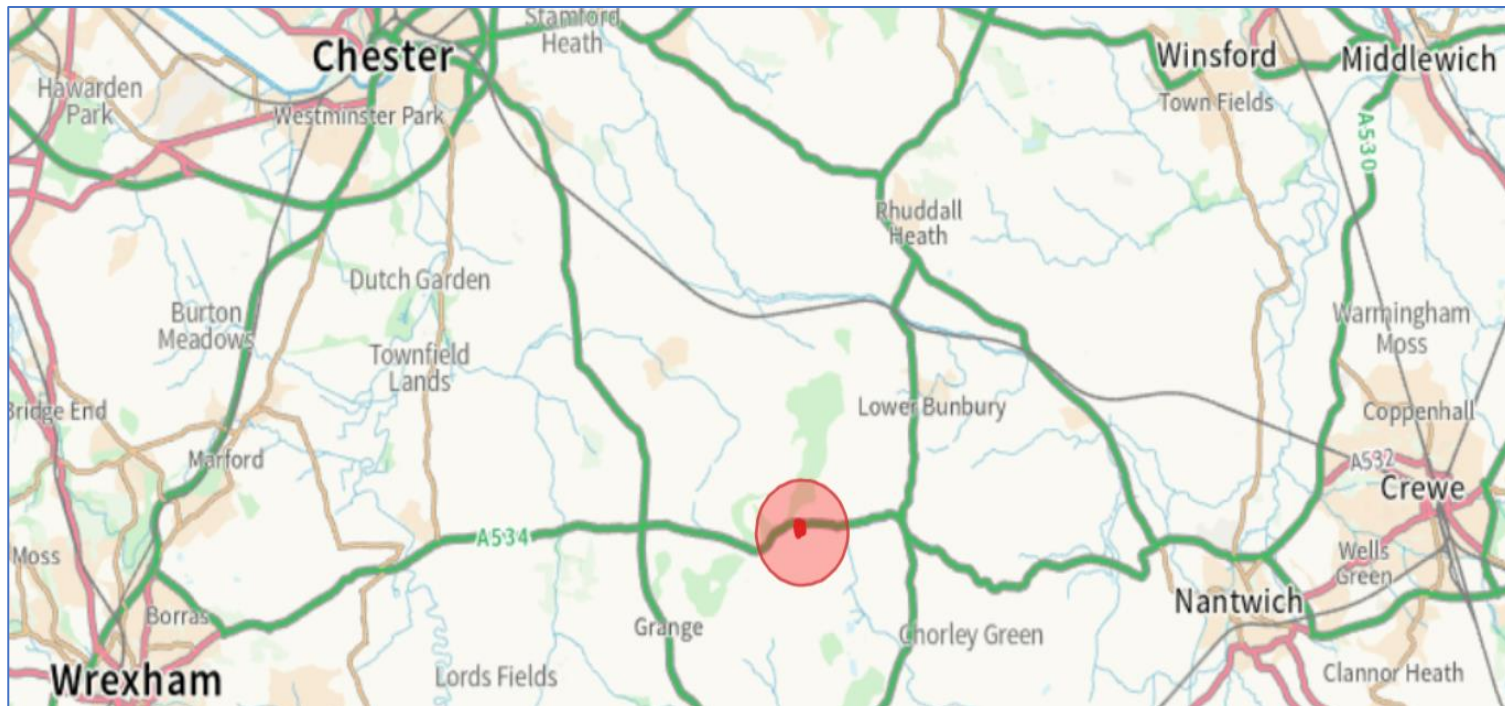
- A three-bedroom detached house
- Menage
- Buildings of 6,891 sqft.
- A two-bedroom apartment
- 27 x stables
- Re-development Potential (STP)
- Rural location
- Direct adopted highway access to A534
- EPC – C (House). EPC – D (apartment)

Location

Brookhead Farm Stud is located on the outskirts of the village of Bulkeley, within the Cheshire East borough of the county of Cheshire. The property is within close proximity to a number of country estates, namely Peckforton Castle, Cholmondley Castle and Bolesworth Castle.

The property is only a 25-minute drive from the heart of Chester and is a similar distance to the city of Wrexham.

The property benefits from a private driveway located off the Wrexham Road and is in walking distance to The Bickerton Poacher public house and restaurant.



For identification purposes only, not to scale.



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Description

Brookhead Farm Stud presents a unique opportunity to purchase a 3-bed detached property with additional study, plus a sizeable loft space that could be converted subject to planning, 2 bed apartment which is attached to 3 stables, a separate block of 20 stables, an extra building which hosts a further 4 stables, a menage and paddocks in a total area of approximately 4.81ha (11.88 acres).

The Property provides an excellent equestrian opportunity which has re-development potential (Subject to Planning).

Main Residence

The main residence is accessed via the private driveway and benefits from scenic views from all aspects, with the front of the property overlooking 27 stables and a menage. The property is subject to an occupancy condition for a person working solely at the adjacent race horse rehabilitation centre (known as Brookhead Farm) and any resident dependants (Planning Reference: P06/0981).



The accommodation comprises as follows;

- Main Residence - Porch, lounge, kitchen, utility room, bathroom and two spacious bedrooms and one bedroom with an ensuite (Approx. floor area; 143.5m²)



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Ground Floor

Porch (1.62m x 1.28m)

Hall (3.85m x 2.05m)

Tiled floor hallway which has a door leading to the kitchen and lounge. WC at the end of the hallway and a stairway leading to the first floor.

WC (2.00m x 0.78m)

Downstairs toilet and wash basin to the end of the hallway.

Kitchen Diner (6.56m x 4.21m)

Grey tiled floor, White walls and black base units with black granite work top. Single mixer tap and sink. Electric five ring hob, oven and splashproof tiled back walls. Beautiful open views to the front, side and rear of the property.

Utility room (2.26m x 2.00m)

Tiled flooring, half tiled walls and boiler situated in the corner of the room. Half glass framed door leading to the rear with scenic open views.

Lounge (6.54m x 4.21m)

Spacious lounge with carpeted flooring. Magnolia walls and single light fixtures. Double glazed patio doors leading to the rear of the property.



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First Floor

Bedroom 1 (6.57m x 4.19m)

Commodious bedroom with carpeted floors and white walls with a single light fixture. Open views to both front and rear of the property.

- Ensuite bathroom with vinyl flooring, tiled walls, round basin with single mixer tap, WC and shower cubicle.

Bedroom 2 (4.20m x 3.19m)

Vibrant room with carpeted flooring and white walls. Double glazed windows overlooking the stables and menage.

Bedroom 3 (4.38m x 3.24m)

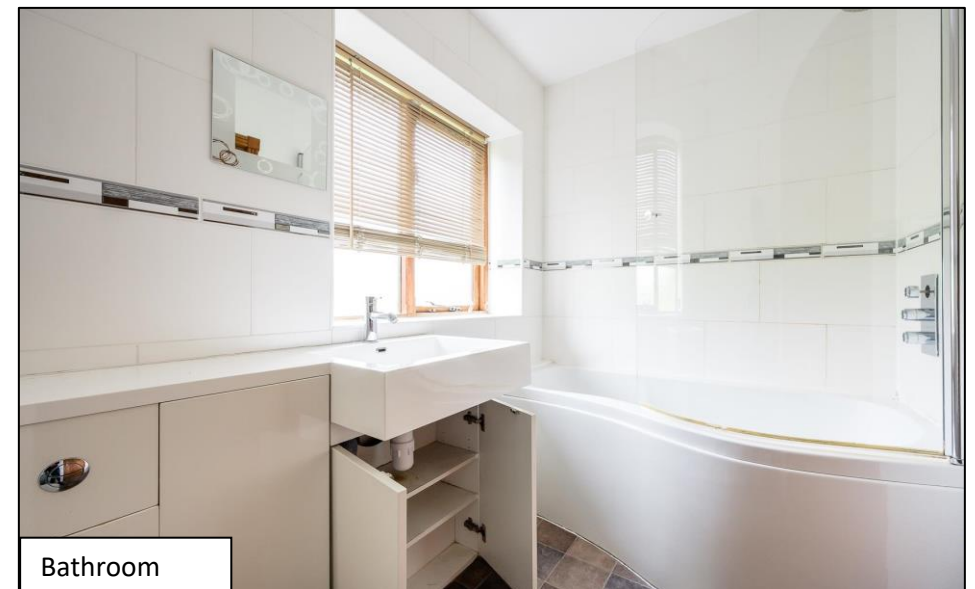
Spacious bedroom with carpeted flooring and white walls. The room has an open view to the scenic land at the rear of the property.

Study (2.42m x 1.83m)

Carpeted flooring and white walls in the study. Window to the front of the property with scenic views.

Bathroom (2.55m x 1.56m)

Main bathroom comprises of vinyl flooring and tiled walls. White three-piece suite, shower and bath combination. Windows with open view overlooking the rear of the property.



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Apartment

The apartment comprises of single-story accommodation constructed of brick under a pitched slate roof. The apartment is connected to stable block 1.



Kitchen (4.37m x 3.73m)

Modern kitchen with tiled flooring, cream and grey base units. The kitchen also comprises of an electric hob and oven, fridge and freezer, microwave and new style mixer tap with grey sink and drainer.

Lounge (4.35m x 3.67m)

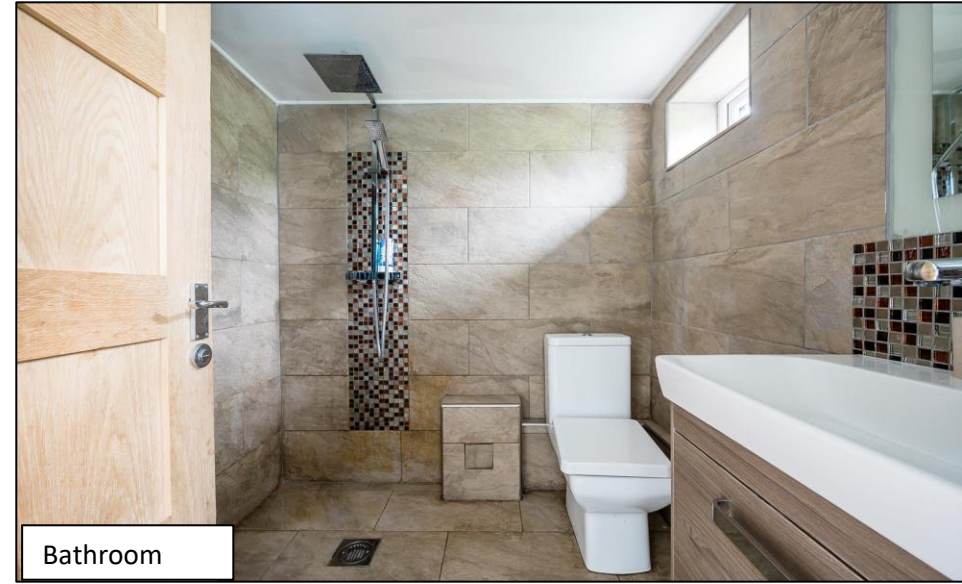
With laminate flooring, blue and cream walls and an open window to the front of the property. Door at the far left of the room leading to the 2nd bedroom.



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Bathroom (1.86m x 1.84m)

Tiled wet room, floor and walls, large sink with mixer tap, cupboard space underneath. WC, small window to the rear.



Bathroom

Bedroom 1 (3.92m x 2.37m)

Wood laminate flooring with blue walls and built-in base unit. Open views to the rear of the property.

Bedroom 2 (3.85m x 2.37m)

Wood laminate with grey walls and open views to the front of the property overlooking the menage and stables.



Bedroom 2



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Stables

There are three purpose built stable blocks each constructed of brick under pitched slate roof.

- Stable block 1 includes the apartment together with a tack room and four stables. (GIA: 101.2m²)
- Stable block 2 includes 20 x stables each of 3.92m x 3.69m (12'10" x 12 0"). (GIA: 301.0m²)
- Stable block 3 includes a feed store together with three stables. (GIA: 66.7m²)



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Land

The land measures approximately 4.03 ha (10.03 ac) is laid to permanent pasture and according to the Agricultural Land Classification maps is Grade 3 (where Grade 1 is the highest quality and Grade 5 is the lowest quality agricultural land). The land has been split into a number of grazing paddocks and upon the outer boundary is a mature hedgerow.

Services

We are informed that the services are as follows; Heating; Oil Fired Central Heating. Drainage; Private by way of a septic tank. Electricity & Water; Mains.

Please note Fazakerley Sharpe have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Council Tax

Main House a Council Tax Band of Band F for which the amount payable for 2024/25 is £3,099.23.
The Apartment has not been rated for Council Tax.

Business Rates

The Rateable Value for 1 April 2023 to present is £7,400.

EPC Rating

Main House = C69 (Assessed 2022)
The Apartment = D60 (Assessed 2022)

Tenure

Freehold with vacant possession.

Local Authority

Cheshire East Council, Delamere House, Delamere Street, Crewe, CW1 2LL.



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Planning

- The Local Plan indicates that the Property is within the “Open Countryside”, Policy PG6.
- The main house is subject to planning application P06.0981 (Outline Approval) and P07/0396.
- The apartment has been in situ since before 2010 the stables were built in and we have not been able to locate a planning application which formalises the use.
- The stables have been in situ since before 2010 and we have not been able to locate a planning application which formalises the use.

We advise that interested parties to make their own enquiries of Cheshire craft local planning authority.

Access, Easements & Wayleaves

The Property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Viewings

Viewings are strictly by appointment only with the sole selling agents, contact on 01942 242 636 or by email to info@fazakerleyandson.co.uk.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser’s ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Sale Method

The Property is for sale by Private Treaty.

Fazakerley Sharpe for themselves and the vendors or lessors of this property whose agents they are given notice that:

1. All descriptions plans, dimensions, references to conditions or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. **2.** Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. **3.** No person in the employment of T. Fazakerley & Son trading as Fazakerley Sharpe has any authority to make any representations or warranty whatsoever in relation to this property. **4.** These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer of Contracts not any part thereof. **5.** Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. **6.** All correspondence (whether marked or not) and all discussions with T Fazakerley & Son trading as Fazakerley Sharpe and or their employees regarding the property referred to in these particulars are subject to contract

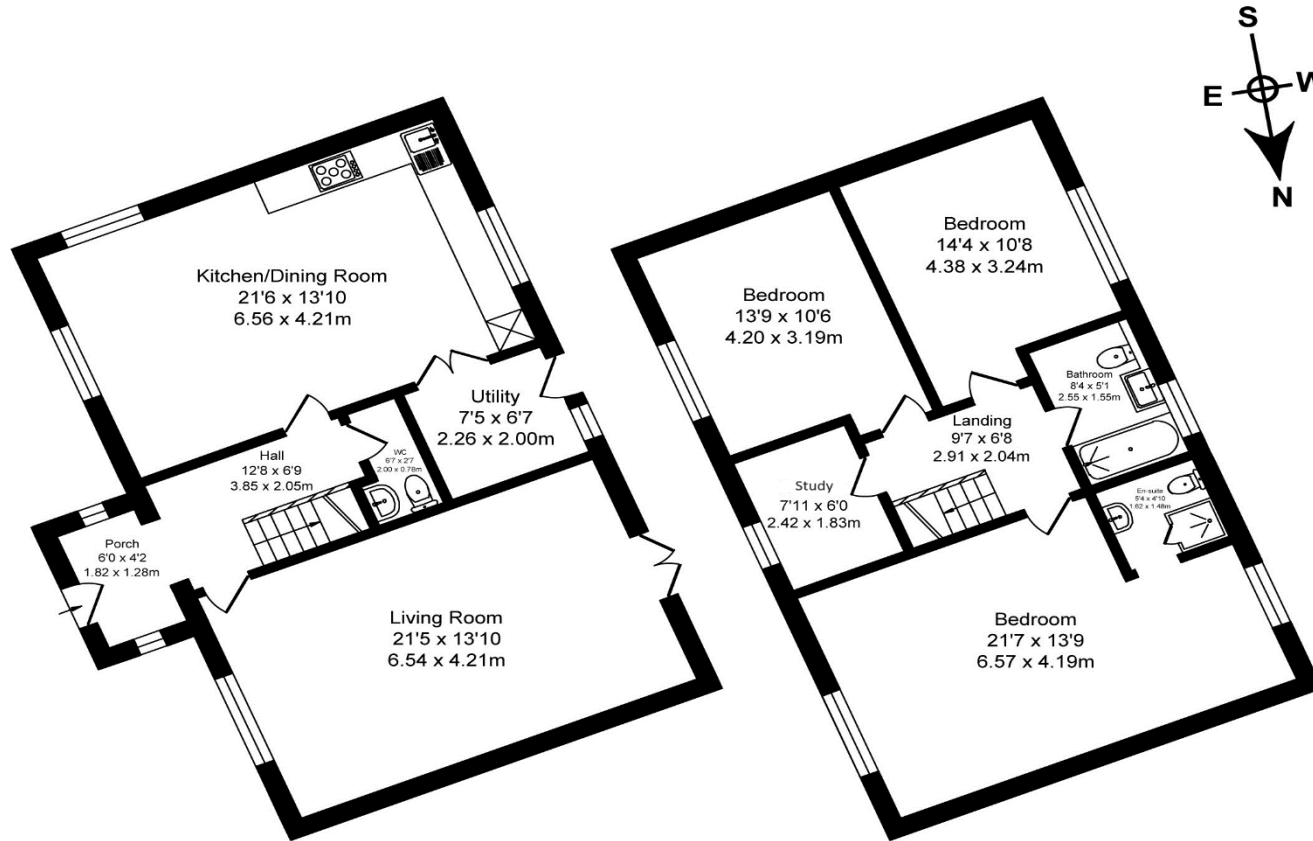


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Total Approx. Floor Area
Main House = 1545 Sq.ft. (143.5 Sq.M.)



Ground Floor
Approx. Floor
Area 790 Sq.Ft
(73.4 Sq.M.)

First Floor
Approx. Floor
Area 755 Sq.Ft
(70.1 Sq.M.)



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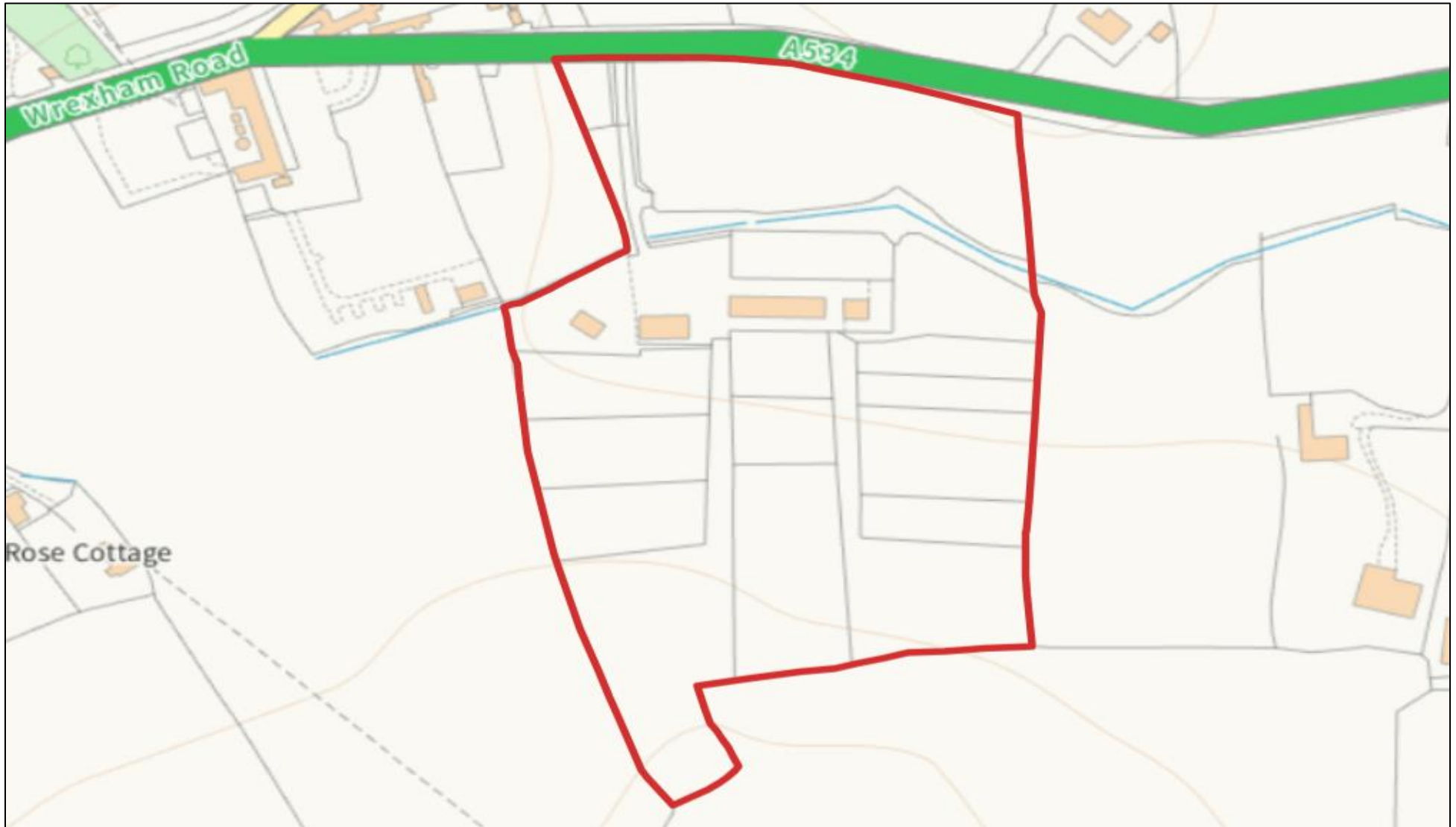
Total Approx. Floor Area
 Flat = 596 Sq.ft. (55.4 Sq.M.)
 Stable 1 = 1089 Sq.ft. (101.2 Sq.M.)
 Stable 2 = 3337 Sq.ft. (310.0 Sq.M.)
 Stable 3 = 718 Sq.ft. (66.7 Sq.M.)
 Total = 7285 Sq.ft. (676.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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SITE PLAN



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