

RESIDENTIAL/ AGRICULTURAL OPPORTUNITY

WHALEBONE FARM COTTAGES, EARLES LANE, MARSTON,
CHESHIRE CW9 6DX



For sale by Informal Tender- A residential and agricultural property comprising four residential units and gardens, a paddock, land and a portion of Pickmere Lake. Available as a whole or in lots.

DESCRIPTION

Whalebone Farm Cottages presents a rare and versatile opportunity to acquire a traditional barn conversion comprising four individual residences set within just over an acre, a paddock adjoining Earles lane extending to approximately 0.74 acre and land extending to approximately 37.56 acre including a section of Pickmere Lake. Situated in a peaceful semi-rural setting with outstanding views, the property is ideal for private buyers, investors, or developers seeking rental income or redevelopment potential.

Location

Whalebone Farm Cottages, located near to Great Budworth, Higher Wincham, and Marston, enjoys a tranquil countryside setting within prime Cheshire. The village of Marston lies centrally within the county, offering convenient access to both Knutsford and Northwich.

For commuters, the A556 and A533 provide swift access to the M6 and M56 motorways. In addition to a state primary school in Wincham, local independent schools include, Cransley and The Grange School in Hartford. Arley Hall is a beautiful stately home on the doorstep with walks available throughout the estate. Golfing enthusiasts will find Mere Golf and Country Club and Sandiway Golf Club a short distance away. Manchester Airport is only fifteen miles away with junction 10 on the M6 five miles away at Stretton. The M6 can be joined at junction 19, Knutsford just six miles away.

Lot 1 Guide Price £750,000- £850,000+

Extending to approximately 4500 square feet- An attractive building of a traditional construction (in need of modernisation in parts) currently hosting four independent residences, situated off a private drive with a ample parking, further enhanced by a three bay carport and two detached garages. Private gardens are situated to the front and rear of the property

The property has previously been used as mixture of owner-occupied residences as well as residential rental properties. Subject to the appropriate planning consents the property could be altered to provide various housing formats including one large detached dwelling.



1. 1 Whalebone Farm Cottage (Ground floor apartment)

Reception Hall
Breakfast Kitchen
Lounge
Bedroom with En-Suite Shower Room
Separate WC

2. 2 Whalebone Farm Cottage (Two storey mid mews)

Entrance Hall
Lounge
Galley Kitchen
Three Bedrooms
Family Bathroom

3. 3 Whalebone Farm Cottage (Two storey end-mews)

Entrance Hall
Lounge
Breakfast Kitchen
Utility Room
Dining Room
Ground Floor WC
First Floor Gallery Landing
Master Bedroom Suite
Two Further Double Bedrooms
Family Bathroom

4. 4 Whalebone Farm Cottage (First floor apartment)

Reception Hall
Breakfast Kitchen
Lounge
Two Bedrooms
Bathroom

External

Accessed via a tarmac driveway with a pillared entrance
Ample off-road parking
Hard-surfaced communal courtyard
Three-bay carport
Two additional detached garages
Expansive rear gardens with potential for subdivision
Stunning countryside views across farmland and a nearby lake



Lot 2 Guide Price £100,000+

A parcel of land extending to approximately 0.74 acre with road frontage to Earles Lane. Access is currently granted via Lot 1 with access provision to be negotiated if lot is purchased in isolation. Scope for development subject to planning approval.

Lot 3 Guide Price £10,000-£12,000+ per acre.

Farmland extending to approximately 39.30 acre including the area forming part of Pickmere Lake. Access is available via secure gates of Earles Lane. The property is sold notwithstanding any description contained in these particulars subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement Resolution or Agreement, or Notice which may be or may come to be in force subject to any statutory powers or bye-laws without obligation on behalf of the vendors to specify the same. The property is sold subject to and/or with the benefit of all existing easements, wayleaves or rights of way that exist whether mentioned in these particulars or not.

The land will be sold with an existing right of way providing access to neighbouring Land (Title No CH656268). The land is offered for sale with vacant possession upon completion.

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

- 1 Whalebone Farm Cottages – Council Tax Band B
- 2 Whalebone Farm Cottages – Council Tax Band C
- 3 Whalebone Farm Cottages – Council Tax Band D
- 4 Whalebone Farm Cottages - Council Tax Band C



SERVICES

We understand that mains gas, electricity, water and drainage are connected to lot 1 only.

WHAT3WORDS

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FINER POINTS

- Viewing - By prior appointment please call or email to arrange a viewing (no children to attend the site during viewings)
- The property is for sale as a whole or in lots
- Land plan is intended as general guidance and is not to scale
- Local Authority- Cheshire West & Chester CWAC.

INFORMAL TENDER

The property will be sold by Informal Tender and tenders are to be submitted in writing via email to Mr Jonathan Spencer at Chapter by Scott & Spencer by 12 noon on Thursday 2nd October 2025.

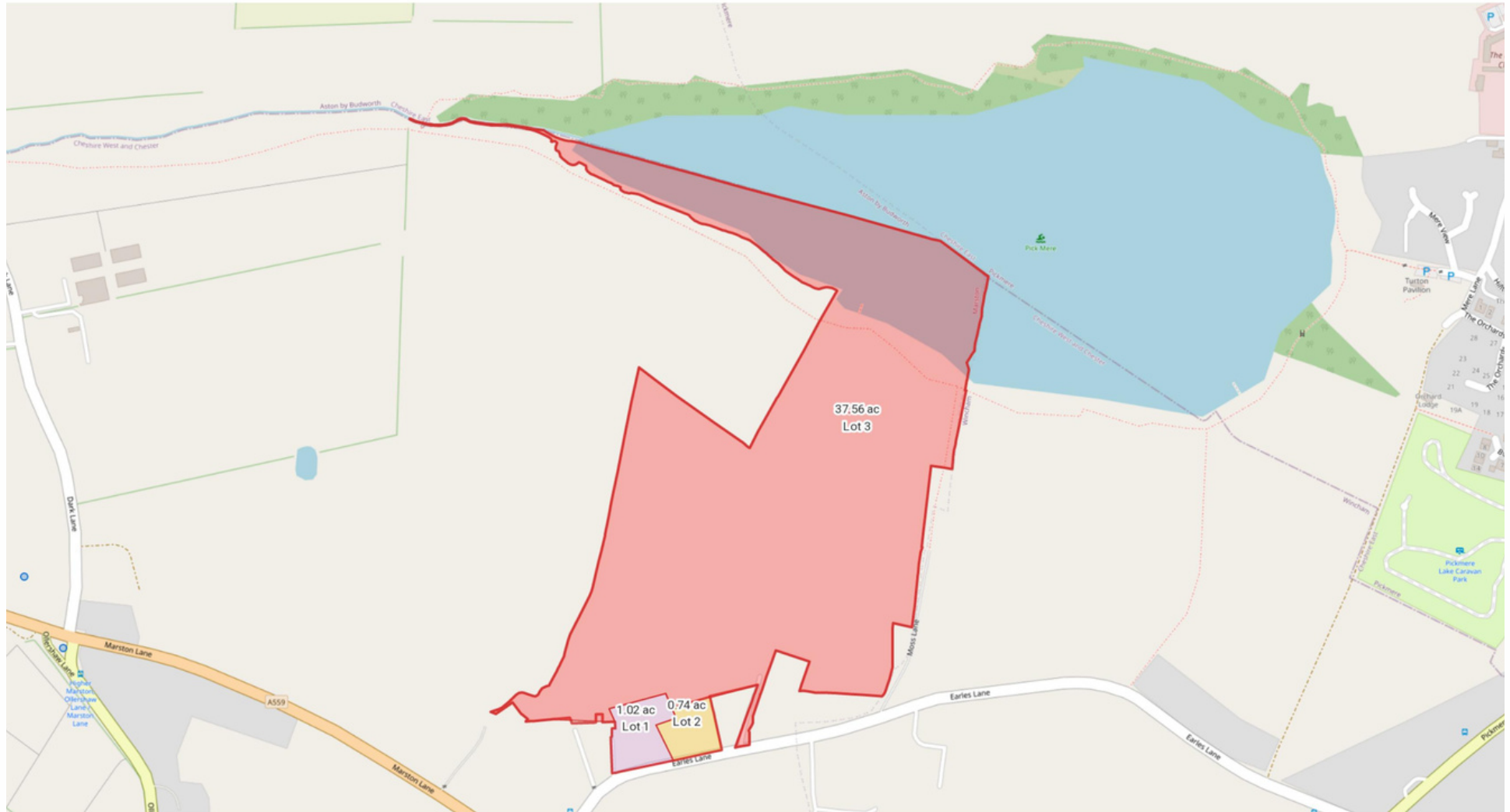
AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

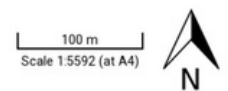
PARTICULARS

The particulars have been prepared for the convenience of prospective purchaser, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law





Produced on Land App, Aug 4, 2025.
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***Plan is for indicative purposes only. Not to scale.**



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