



Roger
Parry
& Partners

MARBURY HEYES FARM
Marbury, Cheshire, SY13 4LU

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MARBURY • CHESHIRE • SY13 4LU

Guide Price: £2,750,000

Lot 1: £900,000 Lot 2: £1,025,000 Lot 3: £825,000

A Splendid Farm with a substantial house and extensive buildings in the Cheshire countryside

- A prestigious 4,254 sqft. eight bedroom **Period Georgian property** with a great deal of potential as a statement country house and gardens.
- Quality, productive land, suitable for Livestock grazing, mowing and arable rotations, all set in **164.47 acres (66.56 ha)** or thereabouts.
- A range of both traditional and more modern farm buildings, ideal for a number of uses and potential for residential conversion.
- Occupies an accessible but private rural location close to the charming village of Marbury with access to the beautiful Llangollen Canal on the Shropshire / Cheshire borders.
- Available as a whole or in up to three lots.

DESCRIPTION

Marbury Heyes is a productive farm with all of the amenities required for Livestock grazing, mowing or arable rotations. It comprises a number of outbuildings suitable for a range of uses and is all set in **164.47 acres (66.56 ha)**. There is a substantial eight bedroom farmhouse which provides an excellent opportunity in a private and exquisite location.

SITUATION

Marbury Heyes is situated near to the village of Marbury, within the splendid South Cheshire countryside. It is conveniently located in between the market towns of Whitchurch and Nantwich, and within proximity of Chester, Wrexham and Shrewsbury. The property equally benefits from good transport links to Liverpool, Manchester and Birmingham and fast rail network links to London from Crewe (1 hour and 40 minutes).





Lot 1

The House

The extensive 4,254 sqft. house is of brick construction with a tile roof and has a number of character features including an abundance of exposed beams throughout. The dwelling is a Georgian property and benefits from stunning views over the Cheshire countryside.

Internally, the property requires full refurbishment but has the potential to be a fantastic statement country house in a highly desirable location.



The house provides significant family accommodation including eight bedrooms, three reception rooms, kitchen with pantry and a sizeable cellar. There are two staircases serving the first floor.

Marbury Heyes is accessed via a splendid, private road leading up to the farmhouse and buildings with a circular driveway to the front. There is a large garden area with a number of established trees and shrubs.

There are also a number of traditional and modern farm buildings which provide an opportunity for conversion to either amenity buildings or further residential accommodation, subject to gaining the correct planning consents.

Ground Floor

Kitchen (5.76m x 5.40m)

Sizeable kitchen with a linoleum floor, papered walls, exposed beams, fitted units and work tops, including single sink & drainer and space for a cooker. There is access via the brick side porch.

Pantry (3.43m x 2.52m max)

Located off the kitchen, with a tile floor, exposed beams and useful in-built shelving.

Breakfast Area (5.40m x 4.30m)

Used as a secondary kitchen/dining area, with a tiled floor, papered walls, fireplace, wooden kitchen units, an electric oven, in-built fridge and double sink.

Utility (5.41m x 4.62m)

With a tiled floor, exposed beams, cupboard space, single sink and plenty of space for a washing machine, tumble dryer etc.

Study (3.43m x 2.61m max)

With a tiled floor, papered walls and plenty of space as a comfortable working area.

Living Room (5.44m x 5.42m)

Large reception room with carpeted floor, papered walls and large double height windows.

Shower Room (4.62m x 2.44m)

With a tiled floor, shower, W/C and hand washbasin.

First Floor

Bedroom 1 (5.23m x 4.53m)

Large double room with carpeted floor, papered walls and fireplace.

Bedroom 2 (5.42m x 3.29m)

Double room with carpeted floor, papered walls and fireplace.

Bedroom 3 (7.14m x 4.48m max)

Spacious double room with boarded floors and painted walls.

Bedroom 4 (5.53m x 4.39m)

Large double room with boarded floors, storage, painted walls and character exposed beams.

Bedroom 5 (5.23m x 3.43m max)

Double room with carpeted floors, painted walls and exposed beams.

Bathroom (5.42m x 2.19m)

With part tiled walls, a bath, W/C and hand washbasin.

Second Floor

Bedroom 6 (5.65m x 4.60m)

Double attic room with boarded floors.

Bedroom 7 (5.36m x 4.60m)

Double attic room with boarded floors.

Bedroom 8 (5.23m x 3.69m)

Double attic room with boarded floors and a separate staircase access.



Council Tax Band: G

EPC Rating: G



Lot 1

Buildings, Yard and Land

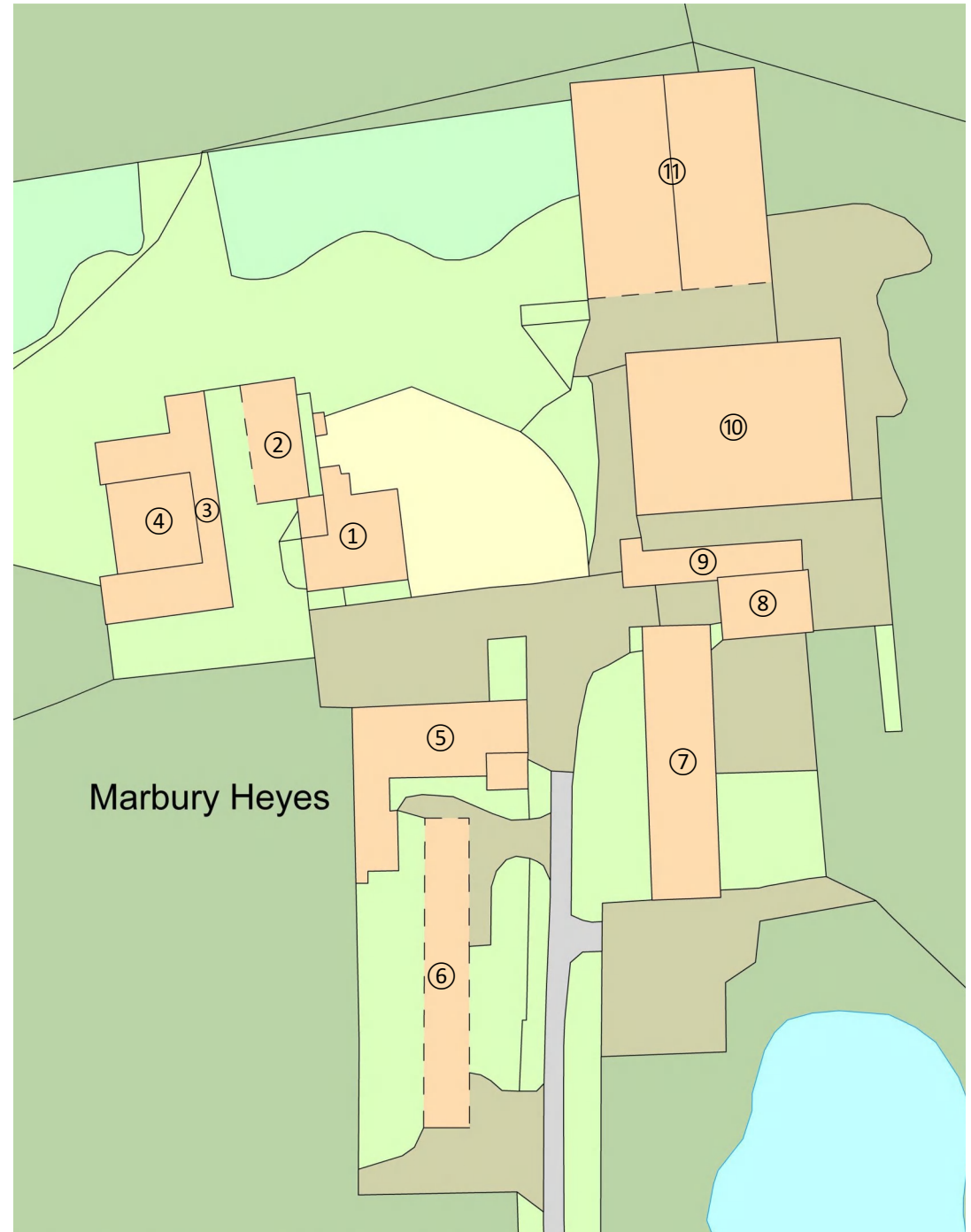
The farm has previously been run as a dairy farm, most recently for youngstock rearing. It benefits from an impressive range of traditional brick and more modern steel framed buildings, amounting to approximately 40,186 sq ft. The buildings are centred around the farmyard and are well laid out for the general operation of the farm. There is a collecting yard with convenient access from the land.

Water and electricity supply.

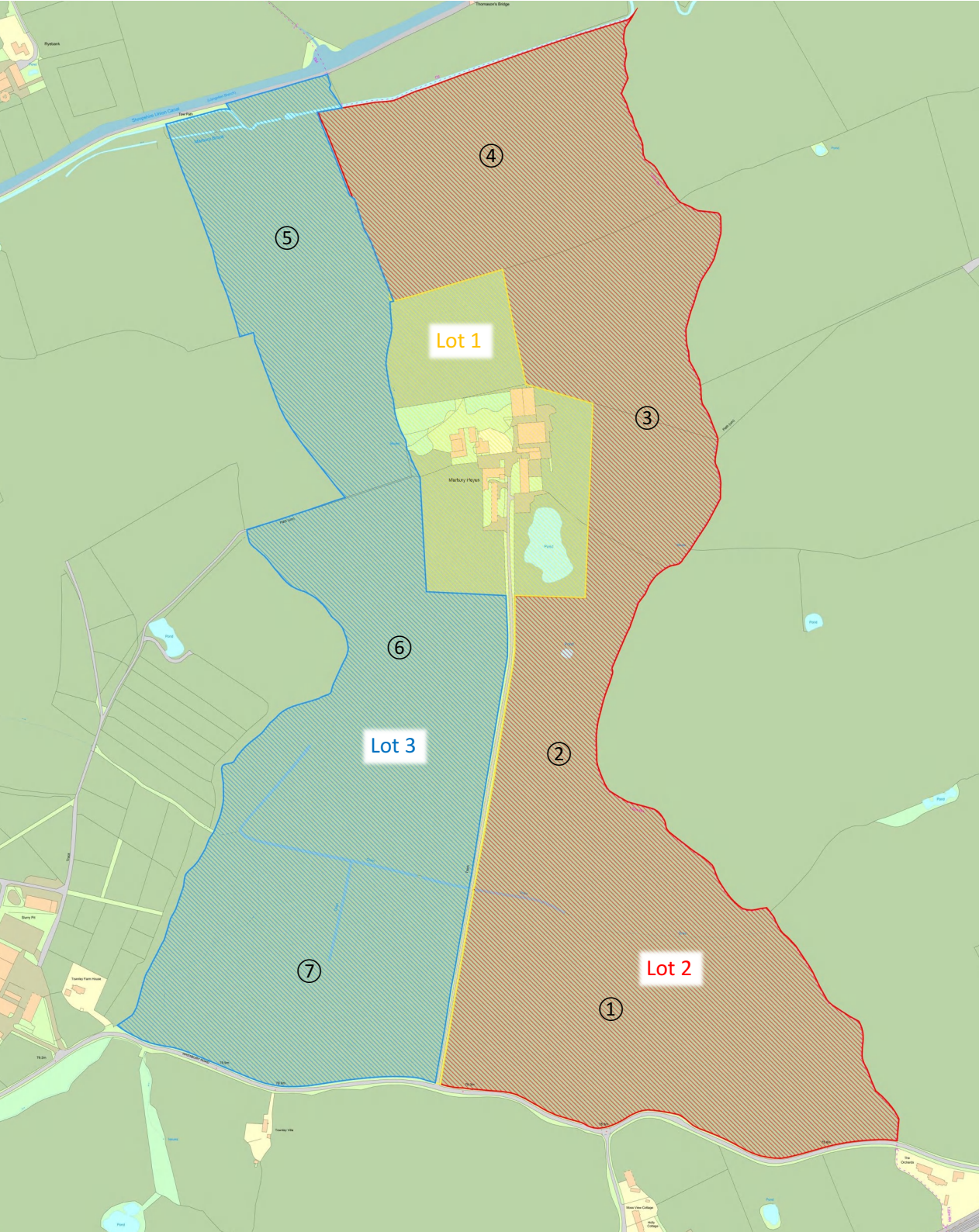
There is potential for the conversion of the traditional buildings into residential, subject to gaining the correct planning consents.

The full list of buildings compromise:

1. Farmhouse
2. Steel Framed Part Block Building (60ft x 27ft)
3. Traditional Brick U-Shaped Building (3,536 sq ft)
4. Steel Framed Building (45ft x 45ft)
5. Traditional Brick L-Shaped Building with Block Lean to (4,160 sq ft)
6. Steel Framed 10 Bay Dutch Barn (150ft x 22ft)
7. Brick Barn (135ft x 35ft)
8. Steel Framed Block Building (45ft x 30ft)
9. Traditional Brick Built Building with Parlour (90ft x 18ft)
10. 3 Section Steel Framed Block Livestock Building (105ft x 80ft)
11. 2 Steel Framed, Part Block, Yorkshire Boarding Clad Silage Pits (105ft x 90ft)







LAND

The farm is ringfenced and set in approximately **164.47 acres (66.56 hectares)**. The land is currently utilised as high quality pasture but is equally very well suited to arable rotations. There are well kept fences with mature trees and hedgerows. The most productive land benefits from a number of water troughs. The land has a combination of loamy and clayey fertile soil and is beneficially distributed in large open fields, several of which are 20 plus acres.

Lot 1

The House and Buildings are set in **17.65 acres (7.14 hectares)**.

Lot 2

To include **81.64 acres (33.04 hectares)** of high quality land suitable for pasture, mowing and arable rotations with access via the private drive.

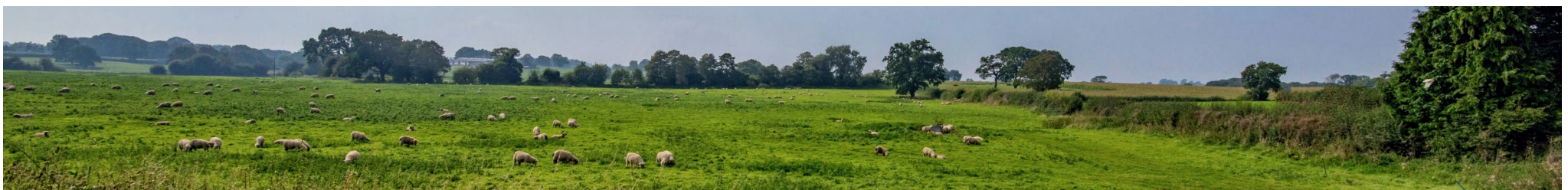
	Field Number	Description	Size (hectares)	Size (acres)
1	SJ5846 0817	Pasture / Arable	10.91	26.97
2	SJ5746 9654	Pasture / Arable	7.18	17.75
3	SJ5846 0494	Pasture / Arable	6.71	16.59
4	SJ5747 8919	Pasture / Arable	8.23	20.33



Lot 3

To include **65.18 acres (26.38 hectares)** of high quality land suitable for pasture, mowing and arable rotations with access via the private drive.

	Field Number	Description	Size (hectares)	Size (acres)
5	SJ5747 6606	Pasture / Arable	7.56	18.68
6	SJ5746 8058	Pasture / Arable	10.06	24.86
7	SJ5746 6823	Pasture / Arable	8.76	21.64



SERVICES

The property is served by the following; Mains water, Mains electricity, Private septic tank drainage, Oil fired central heating.

METHOD OF SALE

Private Treaty.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Cheshire East Council.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

The particulars and plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

AGRI-ENVIRONEMNT SCHEMES

The farm is not subject to an agri-environment scheme.

LEGAL INFORMATION

There shall be an overage provision where the vendor will receive 40 percent of any uplift in value for a period of 25 years as a result of any non-agricultural/non-equestrian development.





Directions:

From Whitchurch on the B5395, head north east, taking Claypit Street, leading to Mile Bank Road. After 1 1/2 miles, fork left onto Hollins Lane and stay on until you reach Marbury in approximately 1 1/2 miles. Turn right onto Wrenbury Road and in 1 mile the driveway to the property will be on the left hand side, as indicated by the Agent's 'For Sale' Board.

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Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS

George Beer BSc Hons MSc

Roger Parry & Partners LLP

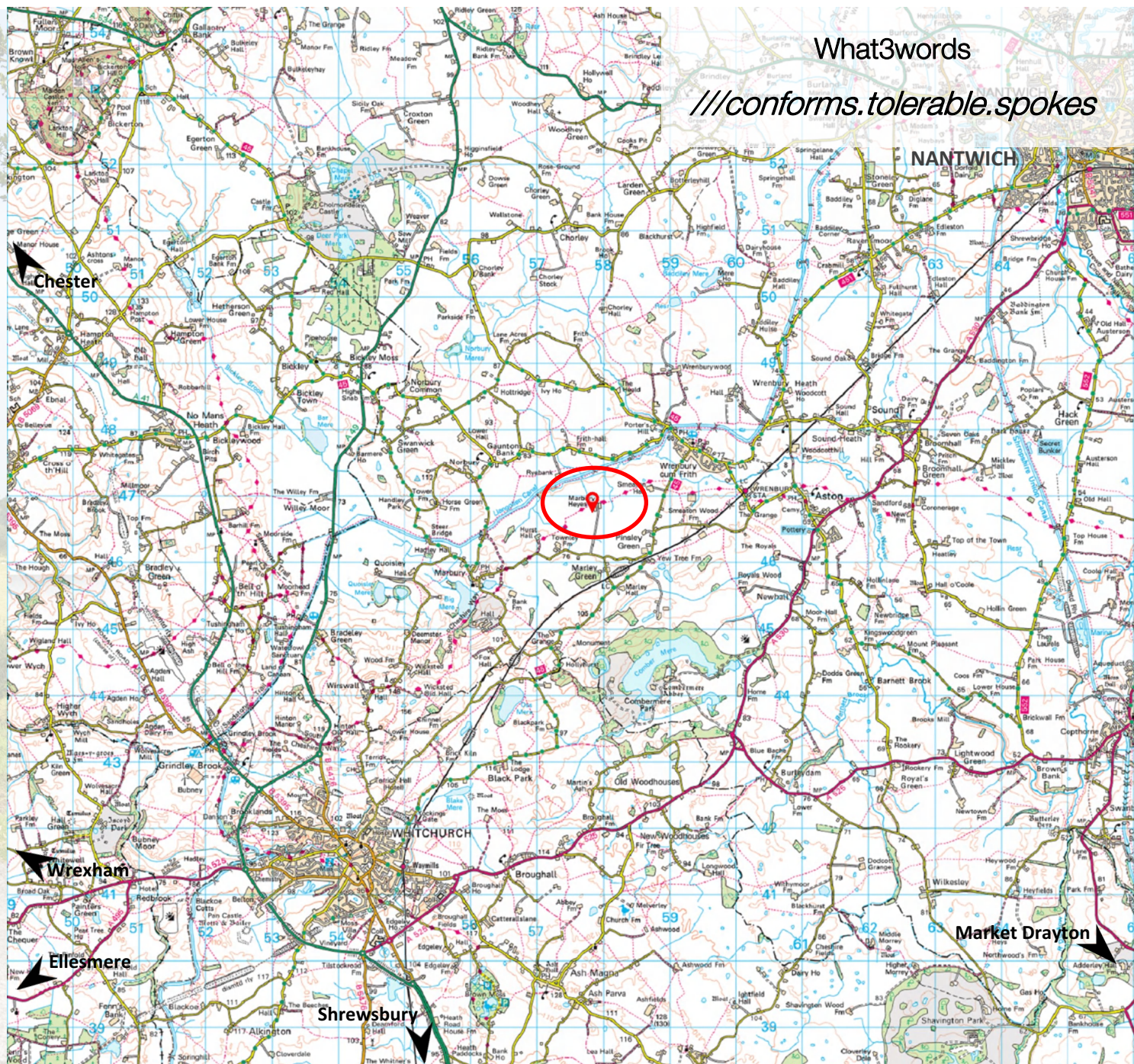
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.