



# CRABTREE FARM

CRABTREE LANE | CUDDINGTON | MALPAS | CHESHIRE | SY14 7BG









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Malpas 2 miles | Whitchurch 8 miles | Chester 16 miles | Shrewsbury 26 miles  
(all mileages are approximate)

## A FIRST CLASS RESIDENTIAL FARM IN SOUGHT AFTER LOCATION IN SOUTH CHESHIRE

A well appointed period 4 bedroom Farmhouse  
Traditional and more modern farm buildings (approx. 1,000m<sup>2</sup>/10,800 ft<sup>2</sup>)  
Versatile farmland, partly Grade II  
Noted farming district  
Separate range of farm buildings with planning consent for conversion in to two dwellings  
Extending, in all, to around 115.84 acres (46.88 hectares)

For sale by Private Treaty



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Viewing strictly by appointment

## GENERAL REMARKS

Halls are favoured with instructions from Mr Richard Bennion to offer Crabtree Farm in Cuddington, near Malpas, for sale by Private Treaty. The Farm comprises a well appointed 4 bedroomed period Farmhouse residence, an extensive range of traditional and more modern farm buildings, a separate range of Farm Buildings, which have planning permission for conversion into two dwellings, together with first class farmland, extending, in all, to approximately 115.84 acres or thereabouts.

The Farm has been in the Bennion family since the 1940s and has been managed in a traditional low input manner more recently. The farm has been registered as Organic since 1997 and Nitrogen fertiliser has not been applied since that date.

The Farm supported a dairy herd until 2006, since then a suckler herd has been kept on the holding. Large quantities of manure from housed cattle has been spread around every field.

Farms such as this do not come on the market in this area very often, so it should be noted by farmers, those with equestrian interests or those just looking for a first class country residence, with land in such a sought after and scenic rural setting.

An inspection is highly recommended.

## SITUATION

Crabtree Farm is situated in an attractive and peaceful rural setting in the heart of unspoilt countryside, yet is within easy access of the noted village of Malpas (2 miles) which has an excellent range of local amenities for a village of its size. The larger centres of Whitchurch (8 miles) and Wrexham (10 miles) are also within easy motoring distance and have an excellent range of local shopping, recreational and educational facilities. The county towns of Chester (16 miles) and Shrewsbury (26 miles) are also within easy travelling distance and have a more comprehensive range of amenities of all kinds.

## FARMHOUSE

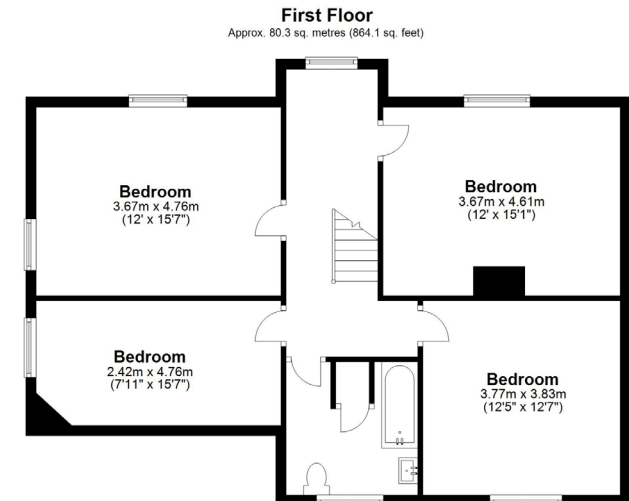
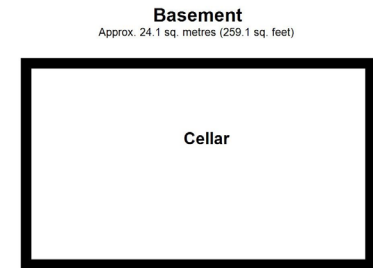
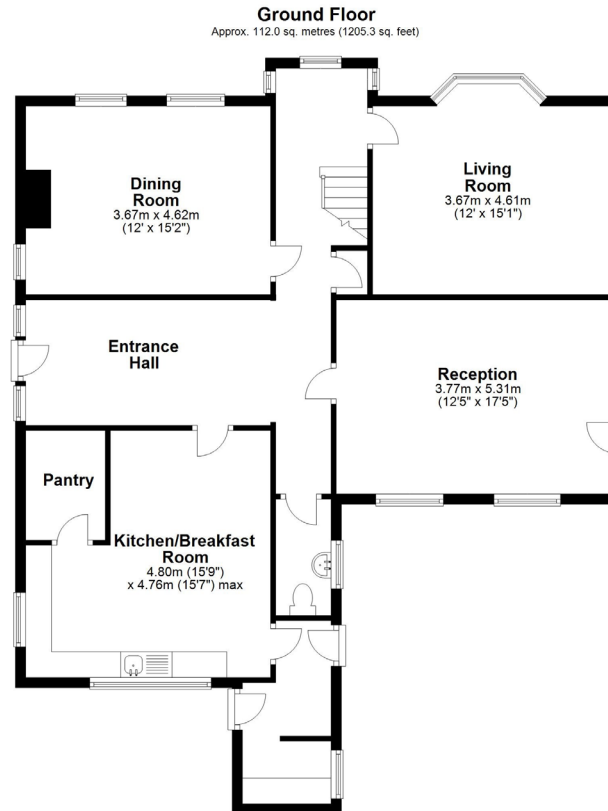
The period Farmhouse provides well planned and versatile internal accommodation over two floors and has potential for selective modernisation into a first class family home.

The ground floor includes:

Reception Hall leading to an Inner Hall  
Kitchen/Breakfast Room  
Cloakroom  
Dining Room  
Living Room  
Reception Room

The first floor includes:

Landing  
4 Bedrooms  
Family Bathroom



Total area: approx. 216.3 sq. metres (2328.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.







## GARDENS

The Farmhouse is approached over a large cobbled yard to the front and is surrounded by extensive lawned Gardens to three sides and enjoys a patio area (extending to 0.76 acres in total). They contain a rich variety of flora, fauna and a sizeable attractive pond making it a haven for the many species of birds and small mammals that come within.

Throughout the Gardens there are many native trees and shrubs which include fruiting varieties of apple, pear, damson and plum. There is also a large vegetable patch surrounded by raspberry, blackcurrant and gooseberry bushes. The Gardens extend to approx. 0.76 of an acre.

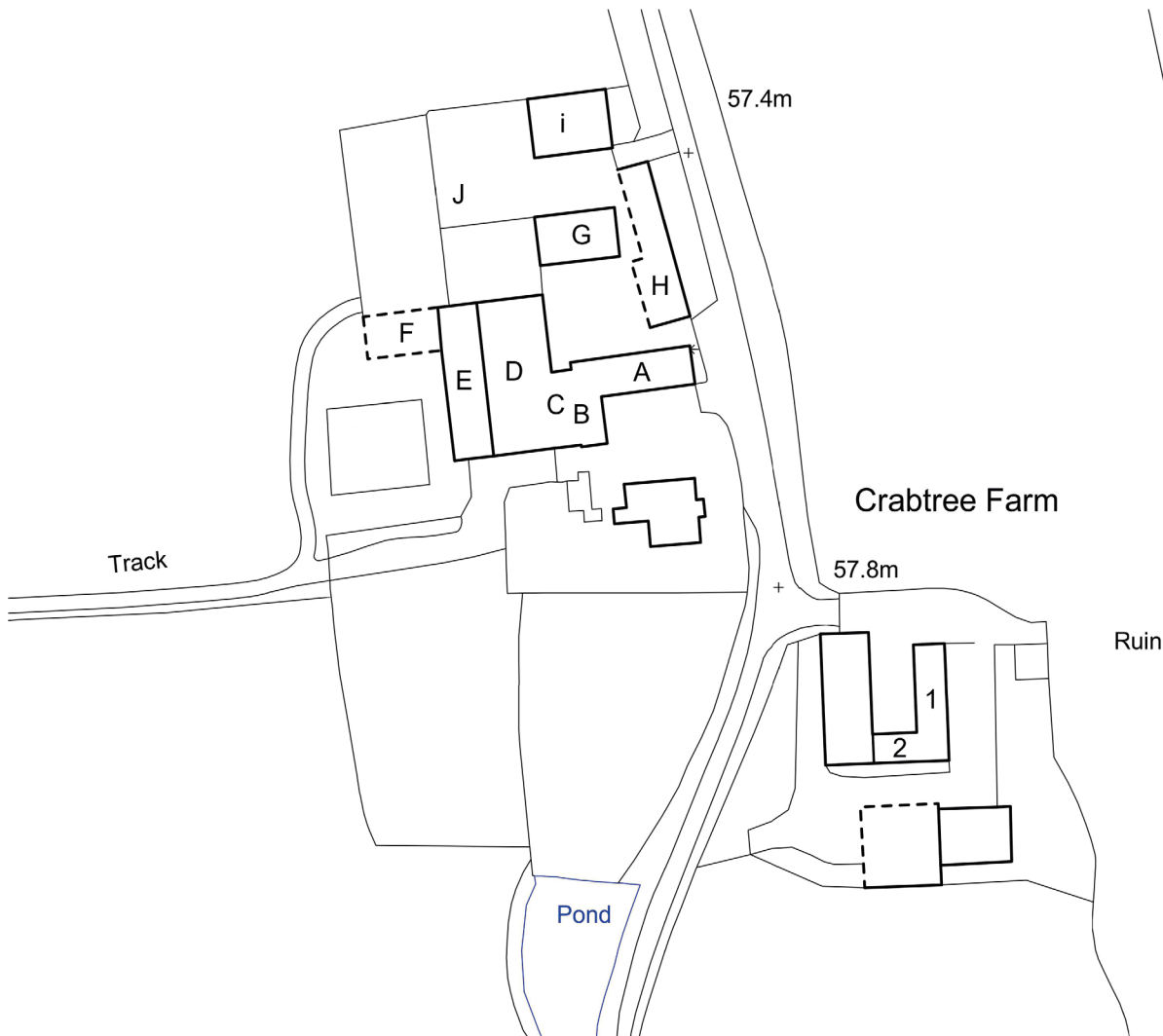
Brick Garden Store  
Paddock extending to 0.34 acres





## FARM BUILDINGS

The Farm buildings are conveniently positioned with regard to the Farmhouse and Yard, and simply set round cobbled and concreted yards. There is an L-shaped traditional brick Range which offers potential for alternative usages (subject to Local Authority Consent) such as independent living accommodation, offices, holiday lets, etc, and cubicle sheds, a Dutch Barn, Cattle Sheds, all ideal for continuation of housing and feeding livestock.





## LAND

The land is a major feature of the property and is predominantly level, productive and generally a medium loam (partly Grade II), consistently producing excellent grass yields. The Farm has been well farmed and has been treated with manure from housed cattle and with no nitrogen being applied since 1997. All of the fields have been mowed for silage, and approximately 40 acres adjoining the Wrexham Road have grown arable crops.

The farm extends to approximately 115.84 acres (46.88 hectares) more specifically described in the following:

FIELD No.	AREA (ac)	(ha)	DESCRIPTION
3781	0.76	0.31	House and Gardens
3587 (Yard)	0.95	0.38	Yard and Buildings
3193	4.41	1.78	Grass
4687	17.17	6.95	Grass
4961	13.07	5.29	Grass
2320	27.19 inc. pond	11.00	Grass
1189	12.55 inc. pond	5.08	Grass
9668	8.65	3.50	Grass
0959	7.78 inc. pond	3.15	Grass
2757	13.07	5.29	Grass
3076	8.33	3.37	Grass
3382	0.34	0.14	Grass
1396	0.96	0.39	Old Lane
4181	0.61	0.25	Brick Barns (with planning permission)
<b>Total</b>	<b>115.84</b>	<b>46.88</b>	

## METHOD OF SALE

Crabtree Farm is offered for sale by Private Treaty.

The Vendors and Agents reserve the right to split or amalgamate or change the lotting at their discretion at any time.

## TENURE AND POSSESSION

We understand that the Farm is of freehold tenure and vacant possession will be given on completion of the purchase. The Purchaser of the main farm will be required to allow the Purchaser of the traditional farm buildings, if required, to take an electricity supply over the farm to the buildings.

## ORGANIC FARMING

The farm has been a registered Organic Farm since 1997. This can be terminated at any time.





## SEPARATE TRADITIONAL FARM BUILDINGS WITH PLANNING PERMISSION

There is a separate Farmyard across the quiet country lane in which there are Traditional Brick Barns which have Full Planning Consent for conversion in to two dwellings, with an adjacent brick Storage Building, Dutch Barn, yard and curtilage which extends to circa 0.61 acres.

The Brick Buildings (part two storey) provide circa 2165 ft<sup>2</sup> (gross internal) area. The Planning Consent reference 21/02583/FUL (expiring 13th December 2024) approved “conversion of a traditional barn to two residential dwellings and demolition of modern farm buildings”

The Purchasers will be required to comply with all of the Planning Conditions.

The plans provide: (approximate gross internal dimensions)

Unit 1 – providing 3 bedrooms  
12.16m x 4.47m on each floor so a total of 108.7m<sup>2</sup>/1170 sq. ft

Unit 2 – providing 2 bedrooms  
14.26m x 4.8m on ground floor, 5.02m x 4.8m for proposed first floor so 92.5m<sup>2</sup>/995 sq. ft

Overall total of traditional brick barns = 2165 sq. ft

## SERVICES

Electricity and borehole water have previously been connected. The buyer will need to install their own water, electricity and foul drainage. The seller will grant a right for a water pipe along the western boundary of field 4961 if it cannot be installed in the road verge.

## COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy is payable/liable for residential planning consents in Cheshire West and Chester Council area. The liability stands at £29,300.51 which will be the Purchasers responsibility. Should a new planning permission be granted which attracts a new levy, an exemption could be applied for.







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## Crabtree Farm

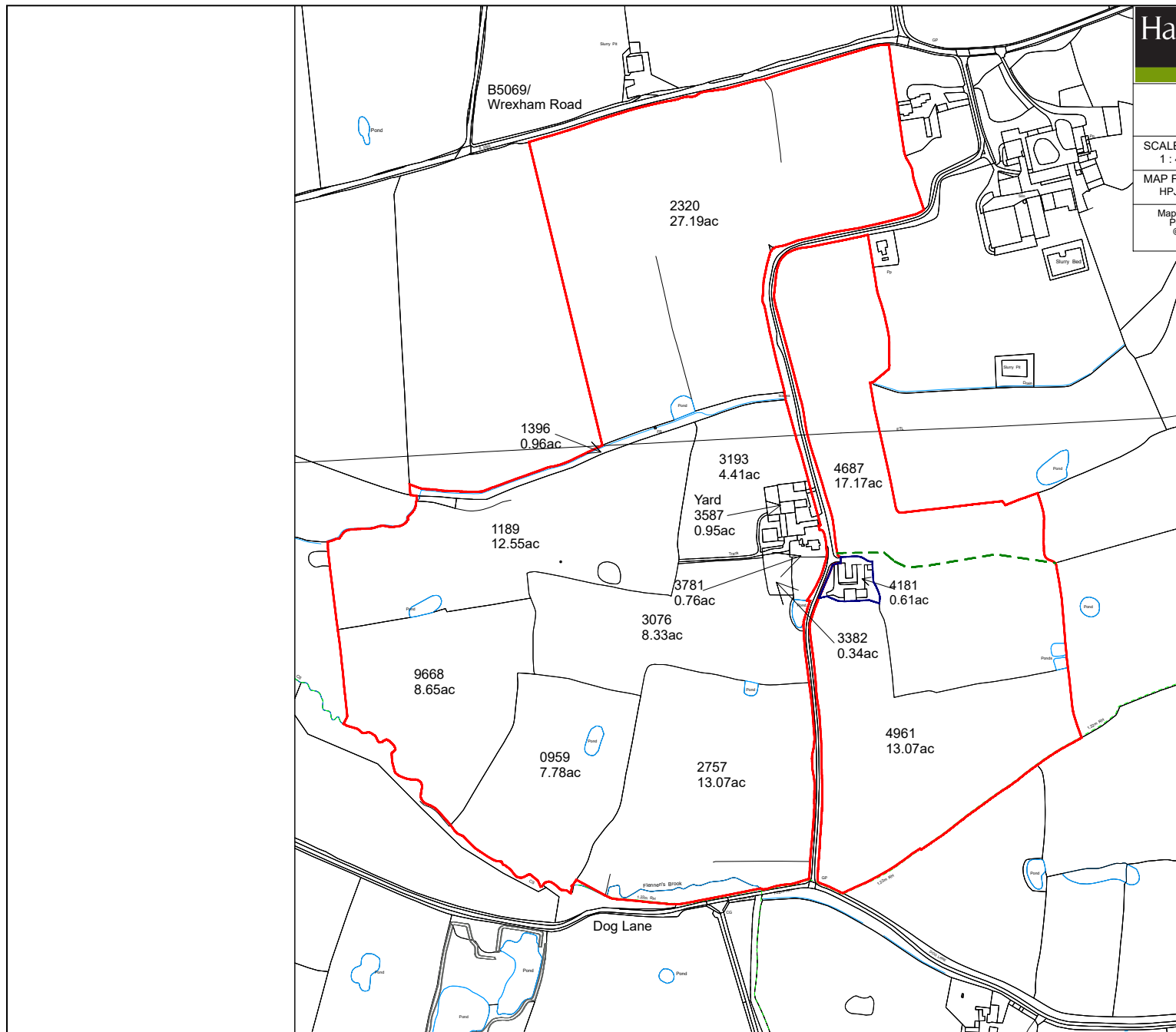
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### HOLDING NUMBER

The holding number is 06/055/0016.

### LOCAL AUTHORITIES

Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, Cheshire, CH65 0BA

Severn Trent Water, PO Box 409, Darlington, DL1 9WF

### SERVICES

A borehole (in the yard) provides water to the Farmhouse. Mains water (with meter on neighbouring land) is connected to the modern farm buildings and barns. Halls have obtained a United Utilities Plan showing a mains water pipe in Dog Lane.

The Farmhouse has the benefit of mains electricity (single phase). Drainage is to a private system. The Farmhouse has a night storage heating system.

### SPORTING RIGHTS

We understand that the Sporting Rights are in hand and will pass with the property.

### NITRATE VULNERABLE ZONE

The property is not currently situated within a Nitrate Vulnerable Zone.

### COUNCIL TAX

The farmhouse is currently in Council tax band 'G' on the Cheshire West and Chester Council Register.

### EPC RATING

The farmhouse has an EPC rating of 'F'.

### DISPERSAL SALE

The vendors reserve the right to hold a dispersal sale on the farm prior to completion of the sale.

### ENVIRONMENTAL STEWARDSHIP

The land is not currently subject to any Environmental Stewardship schemes.

### DIRECTIONS

From Malpas take the B5069 for approx. 2.1 miles and turn left down Crabtree Lane. Proceed for a short distance and the Farm will be found on the right hand side

WHAT3WORDS: The entrance to the Farm can be found at [clincher.slurs.braked](https://www.what3words.com/clincher.slurs.braked).

### BOUNDARIES, ROADS & FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

### RIGHTS OF WAY & EASEMENTS

A footpath north of the Farm buildings with planning permission has recently been modified so it is slightly further from the barns. The route of the path is indicated on the Sale Plan. The path continues to the west of the land (south of the farmstead).

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

The Purchaser of the farm will be required, if requested, to allow rights/wayleaves if necessary for utility connections to the Farm buildings with planning permission.

### PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.



### VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls. Please contact Fiona Nicholas on 01743 450700.

### SOLICITORS

Mr Hywel Jones, GHP Legal, 21 The Cross, Oswestry, Shropshire SY11 1PN  
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Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, Shropshire SY4 3DR

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