

AGDEN HOUSE FARM

Malpas | Cheshire

barbersRURAL





Agden House Farm

Agden | Malpas | Cheshire | SY13 4RB

Whitchurch 2.5 miles | Malpas 2.5 miles | Wrexham 14 miles
Chester 19 miles | Shrewsbury 26 miles
Crewe station 19 miles

AN IMPOSING PERIOD FARMHOUSE, A SUBSTANTIAL RANGE OF
MODERN AND TRADITIONAL FARM BUILDINGS AND LAND IN A
STUNNING LOCATION ON THE SOUTH CHESHIRE BORDER

Well-presented Grade II listed period farmhouse

Extensive accommodation over three floors

Attractive gardens and feature pond

Traditional brick buildings with potential for development

Extensive range of modern farm buildings including parlour and dairy

Productive pasture and arable land

Far-reaching views over open countryside

236.92 Acres (95.88 Ha) in all

Available as a whole or in two lots

Agden House Farm enjoys an attractive rural situation equidistant from the charming village of Malpas and the larger town of Whitchurch. Malpas has a range of local shops, restaurants, pubs and amenities including two small supermarkets and is home to an impressive, and well-supported, 14th Century church.

The market town of Whitchurch offers a variety of social and leisure facilities with specialist shops on a bustling high street. The historic City of Chester, which boasts defensive walls constructed by the Romans, provides extensive shopping along with a broad range of commercial and social facilities.

The area is extremely well-served educationally with a superb selection of both primary and secondary state and private schools with the well-respected Bishop Heber High School and Malpas Alport Primary School being only three miles away.

The local area is steeped in history and natural beauty. The Sandstone Trail is considered by many to

provide the best walking in South Cheshire and there are a number of footpaths and bridlepaths, including the lengthy Bishop Bennett Way, criss-crossing the surrounding farmland.

There are a plethora of equestrian facilities in the vicinity and the network of quiet country lanes and bridlepaths surrounding Agden House Farm offer excellent opportunities for riding out.

With excellent road and nearby rail links, along with a number of international airports within one hours' drive, this property would be ideal for those who travel regularly. This pleasing area combines the best of both worlds offering the opportunity for a truly rural lifestyle whilst still being within close proximity of urban facilities.

Although historically a dairy farm, there is huge potential for a variety of diversification projects not least equestrian use.





Farmhouse and Gardens

The impressive Grade II listed house has been comprehensively renovated since the sellers purchased the farm in 1987 and now offers comfortable family living space over three floors with the potential for further enhancement should a buyer require it.

The fabulous house is positioned well back from the main road and is accessed over an unnamed highway which only leads to the farm ensuring that the property enjoys absolute privacy.

To the front of the house, which is believed to be early 19th century, the rooms are well-proportioned with high ceilings, including coving and cornicing, and handsome bay windows making the rooms feel light and airy. The older part of the house is located to the rear and whilst the rooms are still well-proportioned, they are more typical of the period with exposed beams.

On the ground floor there are three reception rooms, a well-equipped kitchen and a number of ancillary rooms including pantry, utility and office. Below this is a substantial cellar which is ideal for storage.

To the second floor are five bedrooms, the principal having a dressing room, and two recently refitted bathrooms. Two separate staircases give access to the front and rear first floor and the two areas are not currently linked at first floor level.

The front part of the house is three-storey and the third floor offers a useful range of further rooms. Currently used as games and storage rooms, these could easily be adapted to provide further bedroom space ideal for children or self-contained living space for staff.

The splendid gardens surround the house to three sides. Predominantly laid to lawn, they are walled with the walls offering shelter and support for a stunning range of roses. Beyond the main garden is a feature pond with lilies which provides a natural habitat for a variety of pond and water life. A productive vegetable patch and range of domestic outbuildings and stores are found to the rear of the house.





Farm Buildings

Historically a dairy farm, the farm buildings have not been utilised for this purpose since the sellers' retirement from milking in 2009. At its peak, 250 head were milked on the farm. Most recently the buildings have been utilised for storage purposes.

1. Farmhouse.
2. L-shaped range of traditional brick buildings (two-storey), with single-storey extension. With potential for development subject to the necessary permissions, these buildings would provide ideal residential accommodation, either for full residential use or as holiday lets. Alternatively, they could be utilised as office space or provide stabling.
3. Parlour 21.75m x 5.51m. 5-bay steel portal-framed, insulated tin roof, block and wooden shutter boarded sides. 14:28 swing over herringbone parlour and front feeders.
4. Collecting Yard 18.86m x 7.78m. 5-bay steel portal-framed, insulated tin roof, block and wooden shutter boarded sides.
5. Cubicle Housing 46.73m x 24.42m. 10-bay steel portal-framed, fibre cement roof, block and wooden shutter boarded sides. Comprising 220 cubicles, external feed barrier and underground slurry channels.
6. General Purpose Building 27.23m x 27.00m. 6-bay steel portal-framed, fibre cement roof, sleeper and shutter boarded sides, concrete floor.
7. Slurry Tower with 875m³ capacity.
8. Machinery Store 29.22m x 14.15m. 6-bay wooden framed mono-pitch building, tin roof and earth floor.
9. Covered Silage Clamp 30.88m x 7.54m. 6-bay steel portal-framed, tin roof, sleeper sides and concrete floor.
10. Silage Clamp 35.70m x 10.49m. Sleeper walls and concrete floor.
11. Silage Clamp 19.94m x 14.62m. Earth and concrete sleeper walls and concrete floor.
12. General Purpose Building 22.88m x 14.78m. 5-bay steel portal-framed, fibre cement roof, brick and shutter boarded sides, concrete floor.







The Land

Lot One - The majority of the land lies in one ring-fenced block around the farmstead and totals 159 Acres (64.35 Ha). The bulk of this ground is in grass and is utilised for mowing and grazing with two fields in arable rotation, most recently winter rye. Classified as mainly Grade III, with some Grade II, this high-quality productive land is largely level and is well suited to combinable crops or grassland.

Whilst the land is primarily accessed through the farmstead, there is secondary access further along the Malpas road via the Bishop Bennett Way. The westernmost parcel is accessed solely from the Higher Wych road.

Lot Two - The remainder of the land is located on the eastern side of the Malpas Road and is accessed immediately opposite the farm drive. This area totals 77.92 Acres (31.53 Ha) and is predominantly in arable rotation, most recently having been cropped with winter rye. There is one small field of permanent pasture adjacent to the Malpas road. There is secondary access from the A41 slightly North of Grindley Brook.



Method of Sale

For sale by Private Treaty as a whole or in two lots.

Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Mains electric and water are available. Drainage is to a private septic tank. Oil-fired central heating system. Well water supply to the farm buildings and main block of land.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

Easements and Rights of Way

There are a number of footpaths and a bridlepath (The Bishop Bennett Way) crossing the farm.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Sporting, Mines and Mineral Rights

The sporting, mines and mineral rights are included in the sale.

Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Basic Payment Scheme

All future Basic Payment and any delinked payments are retained by the seller.

Countryside Stewardship Scheme

The farm is subject to a CSS Mid-Tier agreement. The buyer will be required to continue to abide by the scheme requirements until its termination in December 2026. A copy is available upon request.

Nitrate Vulnerable Zone

The Farm is located within the Nitrate Vulnerable Zone as designated by DEFRA.

Solar Panels

There is a 9.66kW solar array on Buildings 3 & 4, which was commissioned in November 2011.

Lease

There is a sub-station located on the eastern boundary of Lot 2, adjacent to the A41. Further information is available from the Agents.

Local Authority

Cheshire West and Chester, 58 Nicholas St, Chester, CH1 2NP.

Ingoing Valuation

If necessary the buyer will be required to take to and pay for at the valuation of the vendors' Agents any growing crops, silage, maize and other fodder remaining on the farm at the date of completion. The valuation of the vendors' Agents will be final and binding on the parties.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: sales@barbers-rural.co.uk

Location

Postcode: SY13 4RB

What3words: ///innocence.bouncing.dots

Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.



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