

LAND AT MALPAS

CHESHIRE





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Whitchurch 8 miles • Chester 16 miles • Crewe Station 23 miles
(Distances are approximate)

A substantial block of carefully stewarded farmland in South Cheshire

231 acres of productive farmland and amenity woodland, available as a whole or in four lots

Bordered by mature hedges, suitable for grazing or cropping

Highly accessible, close to prominent agricultural and equestrian businesses

Includes attractive environmental and historic features alongside versatile enclosures

231 acres (93 hectares)

Available as a whole or in lots

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SUMMARY & SITUATION

SUMMARY

The land is situated in the rolling South Cheshire countryside, straddling the Welsh border three miles south of the market town of Malpas. The owners have carefully managed the land to protect and enhance its natural features, alongside improving it's productive capacity. The result is an excellent network of workable enclosures, suitable for grazing, conservation or cropping. The land, comprising a mix of Grade 2 and Grade 3 land, is bordered by an impressive network of mature hedges, well-established trees and woodland.

The area has a long tradition of productive dairy farming, which continues to be core to the land use today. The land would be ideally suited to a variety of enterprises, or alternatively presents an attractive investment opportunity.

The land also includes a substantial block of mature woodland and meadows, in an attractive position with road access as well as a yard and agricultural building.

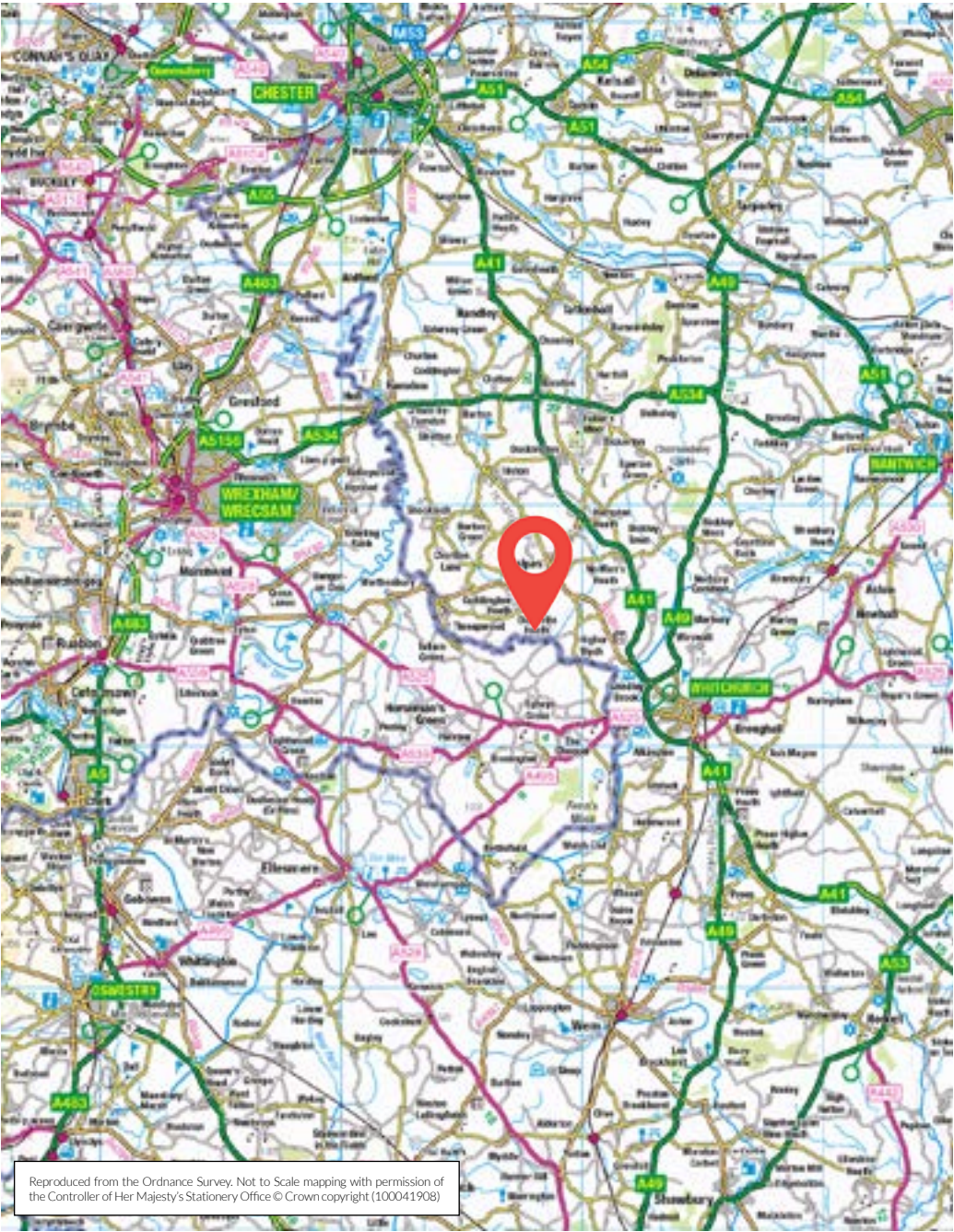
The holding has been thoughtfully acquired by the present owner over a number of years, and is brought to the market as a whole for the first time, offered for sale with vacant possession in Autumn 2025.

SITUATION

The bulk of the property lies in the heart of traditional English farming country, whilst Land at Lower Wych (Lot 4) is situated in the neighbouring Welsh county of Wrexham. There is excellent road access to all lots, which are laid out in large well-organised fields, all accessible with modern agricultural machinery.

SUMMARY OF LOTS

Lot 1 - Land North of Dog Lane	A large block of productive ground, recently used for grazing and maize cropping, some 56 acres.
Lot 2 - Land South of Dog Lane	A substantial block of good level land, recently used for grazing and mowing, some 73 acres.
Lot 3 - Wych Brook Woodlands	A block of mature woodland, some 54 acres, with good road access and a yard.
Lot 4 - Land at Lower Wych	47 acres of sloping ground, comprising a mix of pasture and cropping ground.



LOT 1 – LAND NORTH OF DOG LANE



Lying north of Dog Lane, the land has recently been farmed as part of a wider dairy enterprise. The land is a mix of Grade 2 and 3 according to the Agricultural Land Classification, comprising 56 acres, bordered by excellent mature hedges. The land is generally laid to grass, according to the current owners management objectives, but parts of have previously been cropped with maize. Mains water is available at the site but not connected.

LOT 2 – LAND SOUTH OF DOG LANE





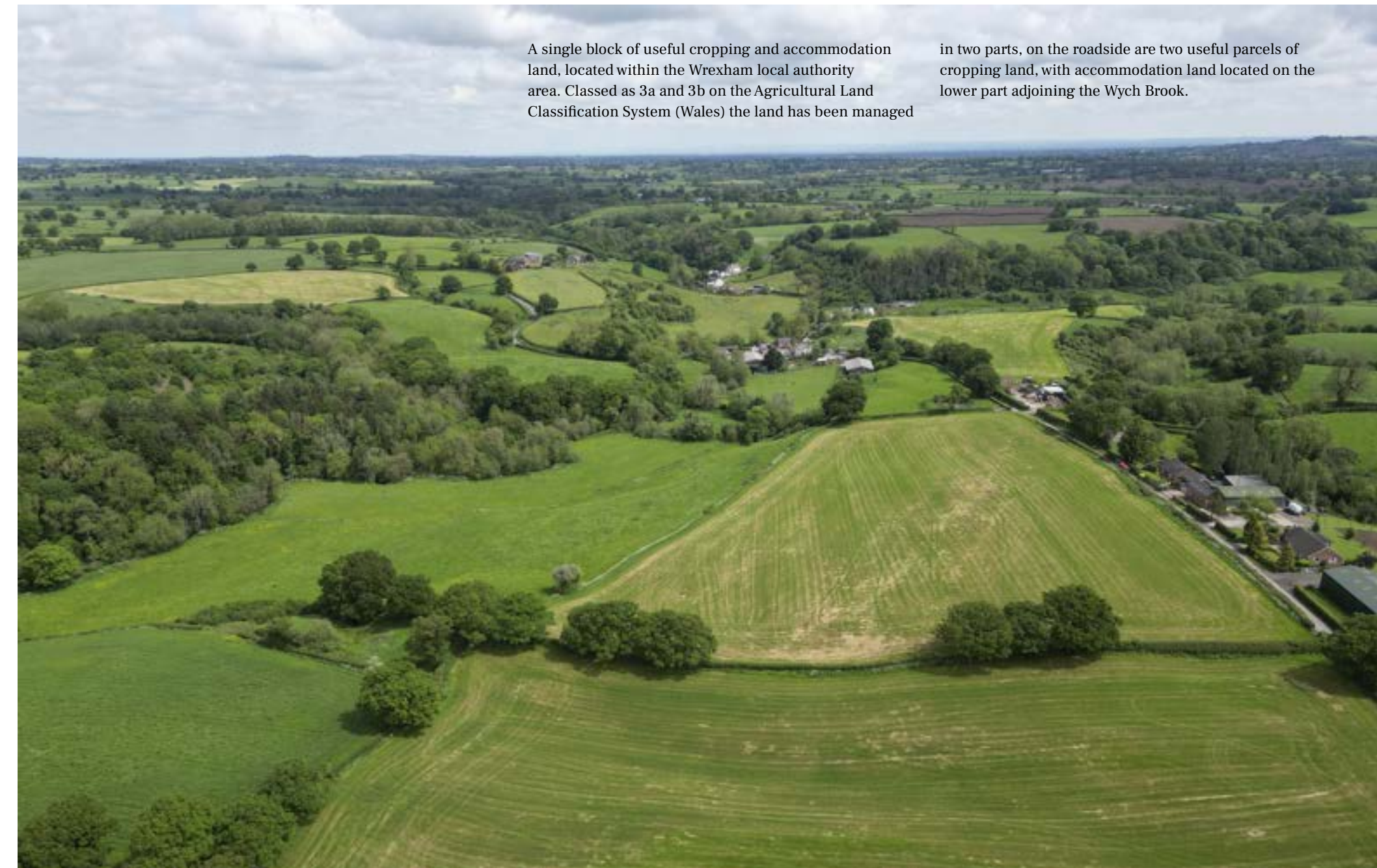
LOT 3 – WYCH BROOK WOODLANDS

Lot 3 comprises some 54 acres of woodland and pasture running along the Wych Brook. The woodland itself is mature and mixed, containing a good number of native species. Within the eastern part of the woodland is a Scheduled Ancient Monument, called Castle Hill, a motte and ditch system. Within the western part of the woodland is a SSSI, known as the Well Rough and Long Plantation SSSI.

Included within the lot is an area of hard standing and a general purpose steel framed building (measuring approximately 28m x 10m). This provides a useful area for storage from which to manage the woodland, as well as providing parking and access for machinery. The vendor shall require the purchaser to enter into a deed of overage in respect of the building and yard, being the area edged red on the plan within, full details are available from the selling agents.



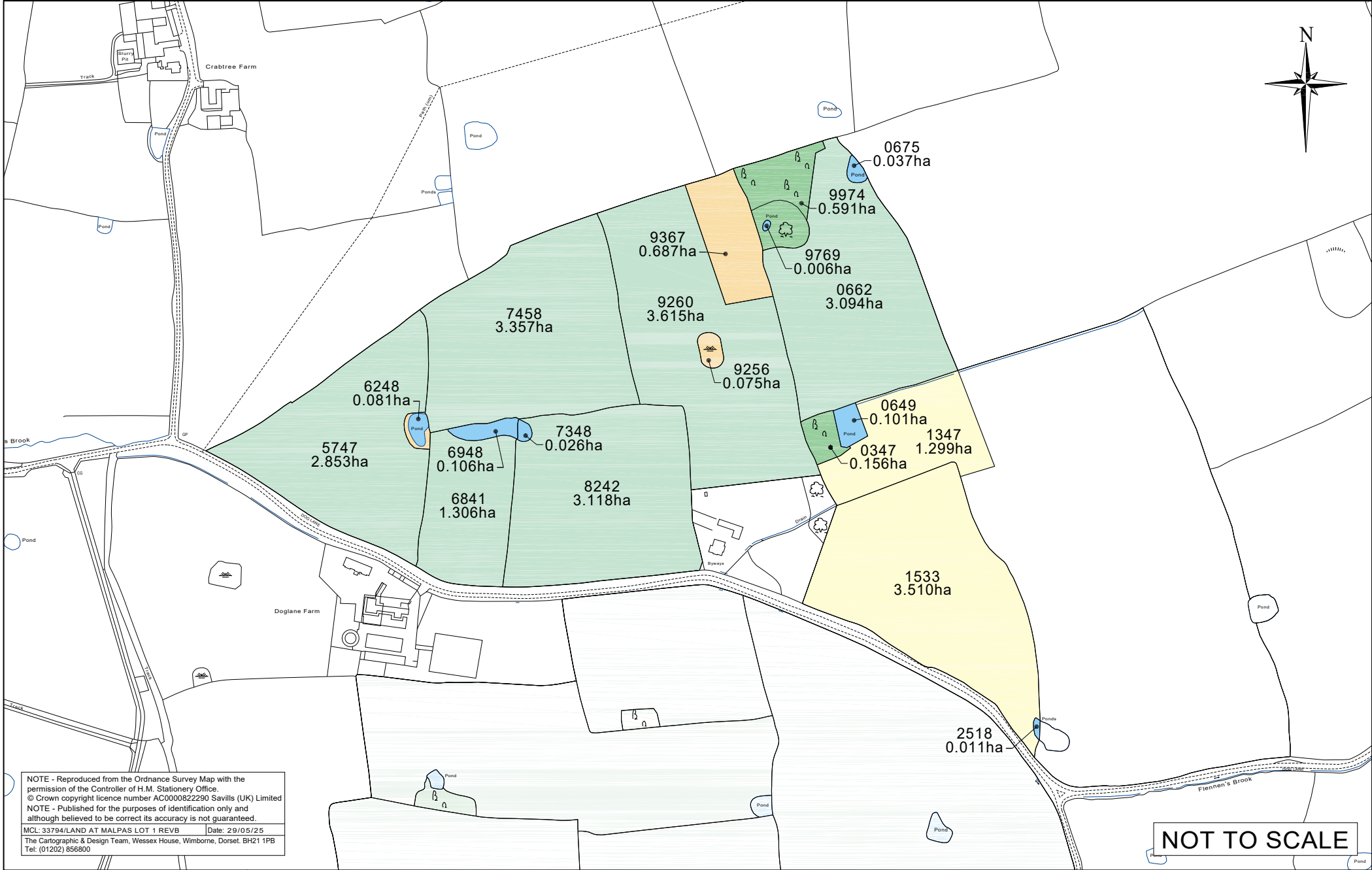
LOT 4 – LAND AT LOWER WYCH



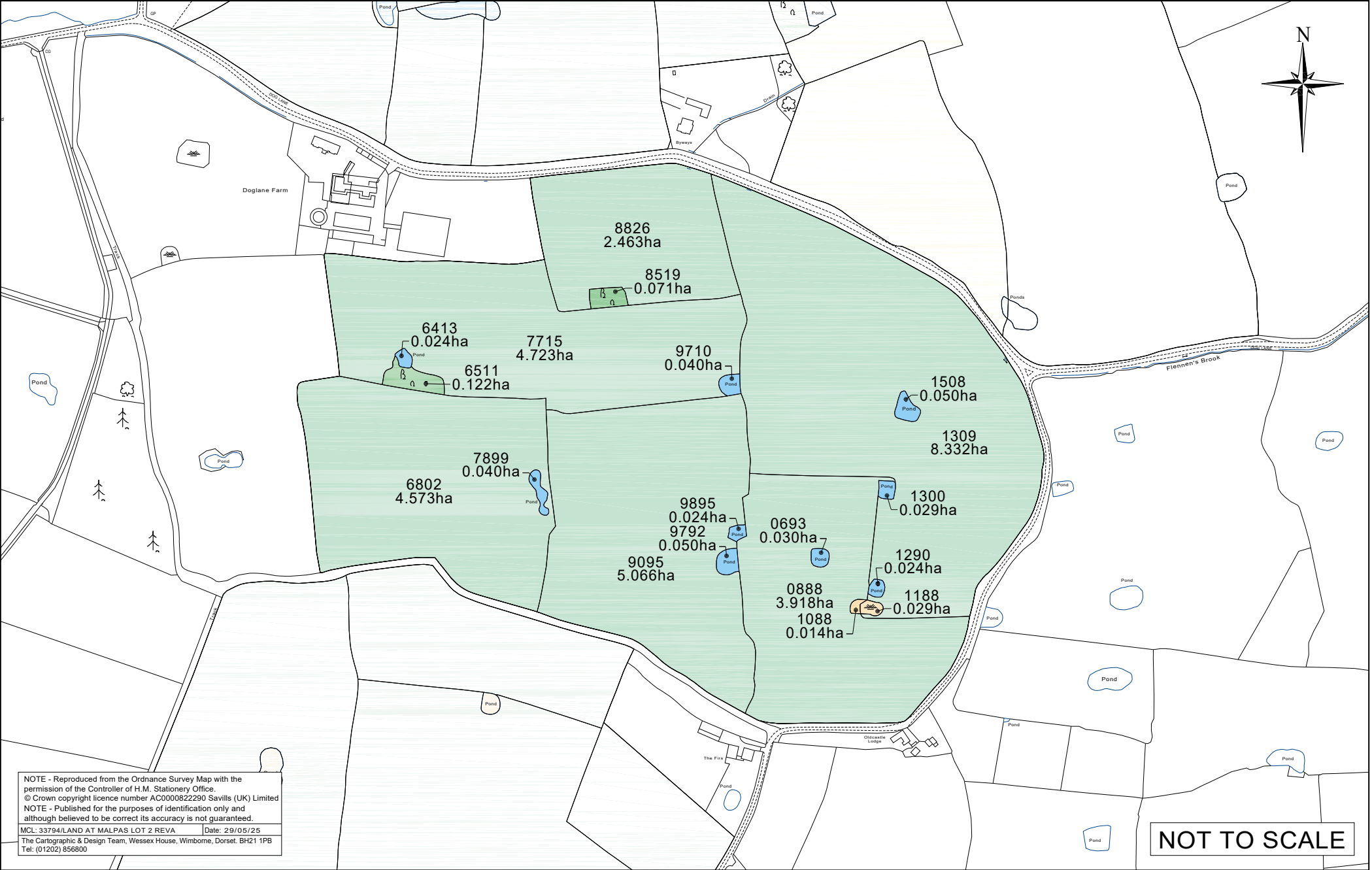
A single block of useful cropping and accommodation land, located within the Wrexham local authority area. Classed as 3a and 3b on the Agricultural Land Classification System (Wales) the land has been managed

in two parts, on the roadside are two useful parcels of cropping land, with accommodation land located on the lower part adjoining the Wych Brook.

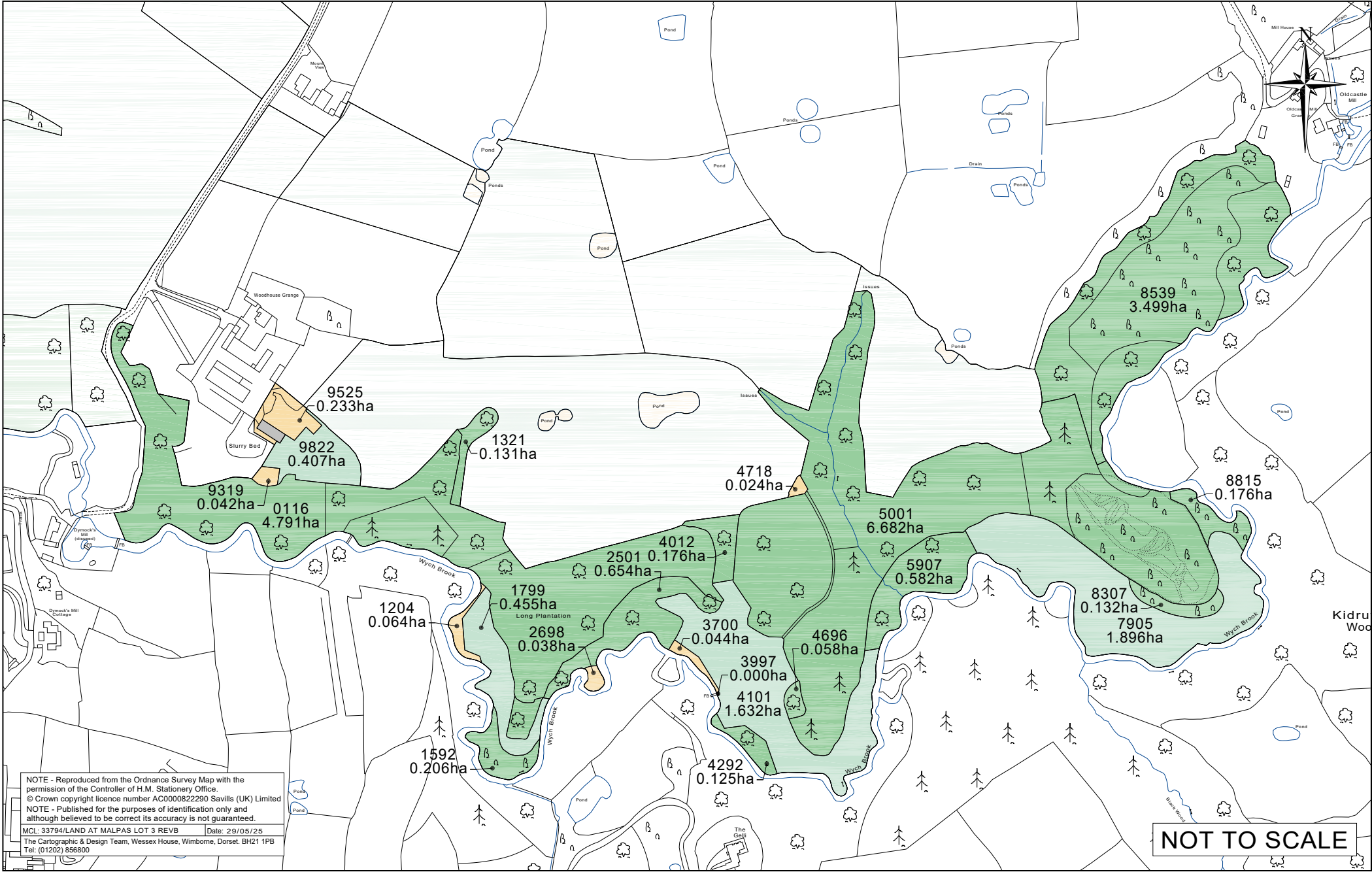
LOT 1 – DOG LANE FARM



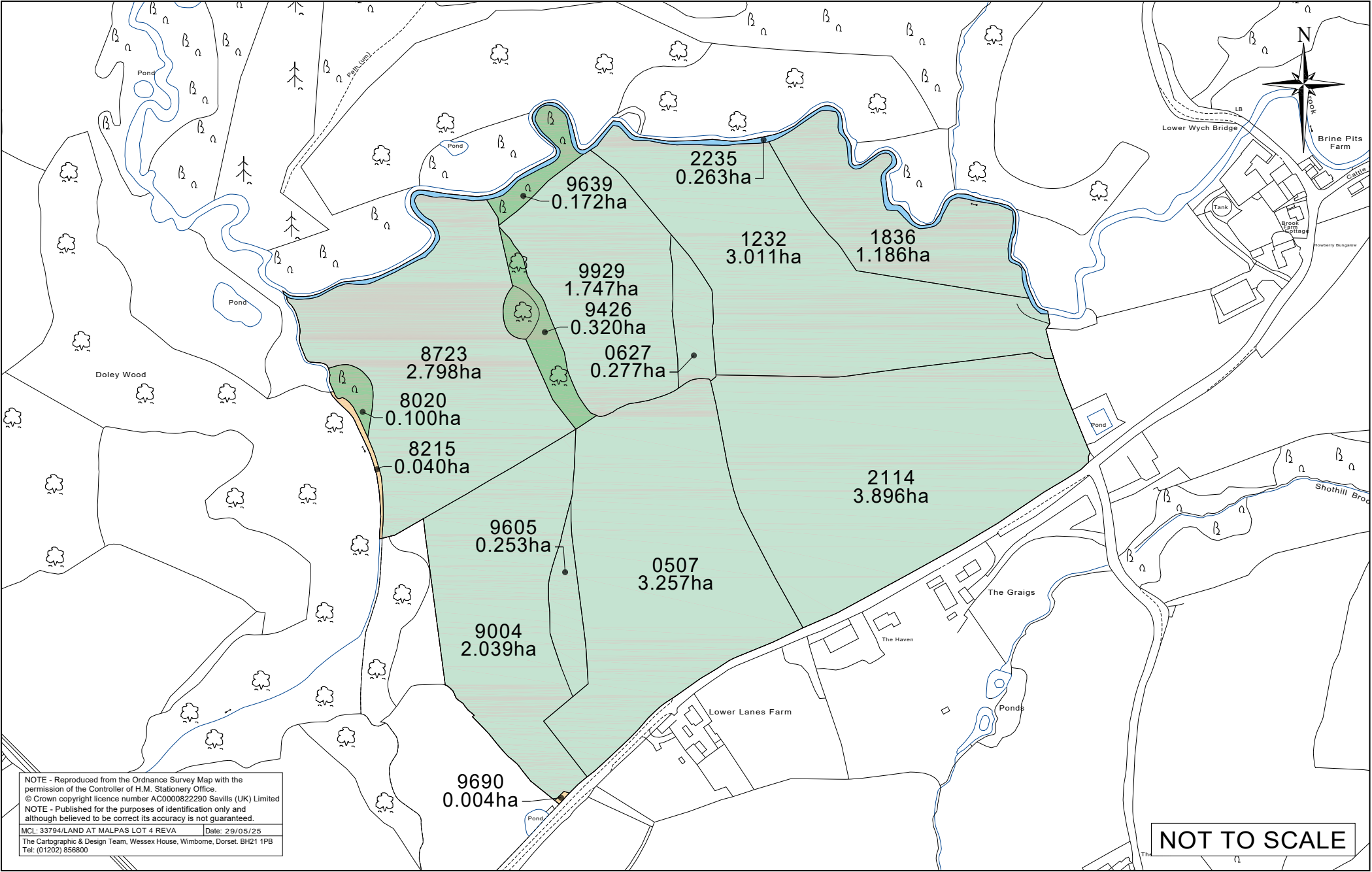
LOT 2 – LAND OFF DOG LANE



LOT 3 – WOODHOUSE FARM



LOT 4 – LAND AT LOWER WYCH



The owner owns the BPS entitlements which may be made available by separate agreement.

Method of Sale

The property is offered for sale by private treaty, as a whole or in lots.

Solicitors

Excello Law

Richard Williams
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Tristen Rogers

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0845 257 9449

Local Authorities

Lots 1, 2, and 3 form part of the Cheshire West and Chester local authority area. Lot 4 is within the Wrexham local authority area.

Data Room

Further information on the land can be found in the data room, please contact the selling agents for access.

Minerals, Sporting and Timber Rights

The rights, so far as they are owned, are included in the sale.

Planning

The land is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions and planning charges which may be or come into force. The purchaser will be deemed to have full knowledge of these and satisfied themselves as to the effects that such matters have on the property.

Statutory Designations

The land is within a Nitrate Vulnerable Zone (NVZ), bar part of Lot 1. The woodland within Lot 3 contains a Scheduled Ancient Monument (SAM), and is partially within a SSSI (Well Rough and Long Plantation SSSI).

Overage

The Vendor is to enter into a Deed of Overage with the purchaser in respect of the marked building which forms part of Lot 3, this shall be 30% of the uplift in the market value of the property on achieving any planning permission for non-agricultural development, in force for 30 years from the date of sale.

Grant Schemes

The land is currently entered into a Higher Level Stewardship Scheme (Lots 1 – 3), full details are contained within the data room or available on request. The current scheme expires 30th September 2028.

There is no Glastir or alternate agreement in place in respect of Lot 4.

Entitlements

In respect of Lot 4 only, a SAF has been submitted for 2025, the Vendor can make the entitlements available for Lot 4 by separate agreement.

VAT

In the event that the sale of the property, or any part of it, or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration.

Employees

There is no TUPE applicable.

Fixtures and Fittings

Only those items mentioned in the particulars are included in the freehold sale. All other fixtures or fittings are expressly excluded. For any queries please consult the Agents.

Easements, Covenants, Rights of Way and Restrictions

The land is offered for sale subject to and with the benefit of all rights of way, either public or private, all easements and wayleaves, whether specifically mentioned or not. There are public rights of way across the land shown on the sale plan.

Directions

Lot 1 – Junction of Dog Lane and Dymocks Mill Lane, SY14 7BE

Gateway to North of lane.

What3Words: ///menu.welcome.northward

Lot 2 – Junction of Dog Lane and Dymocks Mill Lane, SY14 7BE

Gateways off lane and bridleway.

What3Words: ///slept.influence.energy

Lot 3 – Dymock Lane, Woodhouse Farm near Woodhouse Grange, SY14 7NE

Gateway to fields on the North of the lane.

What3Words: ///scanner.expiring.onion

Lot 4 – Lower Wych, Malpas SY14 7JZ

Gateway to Northern portion

What3Words: ///waking.clincher.broom

Services

Are as described in the lotting summary on the proceeding pages (in respect of mains water supplies), there are no other connected services.

Viewings

All viewings must be accompanied by and arranged through the joint selling agents. In keeping with the nature of the property we advise all viewers bring sensible footwear and clothing to view the property.

Agents

Savills

Jack Cooper

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Barbers Rural

Annabel Fearnall

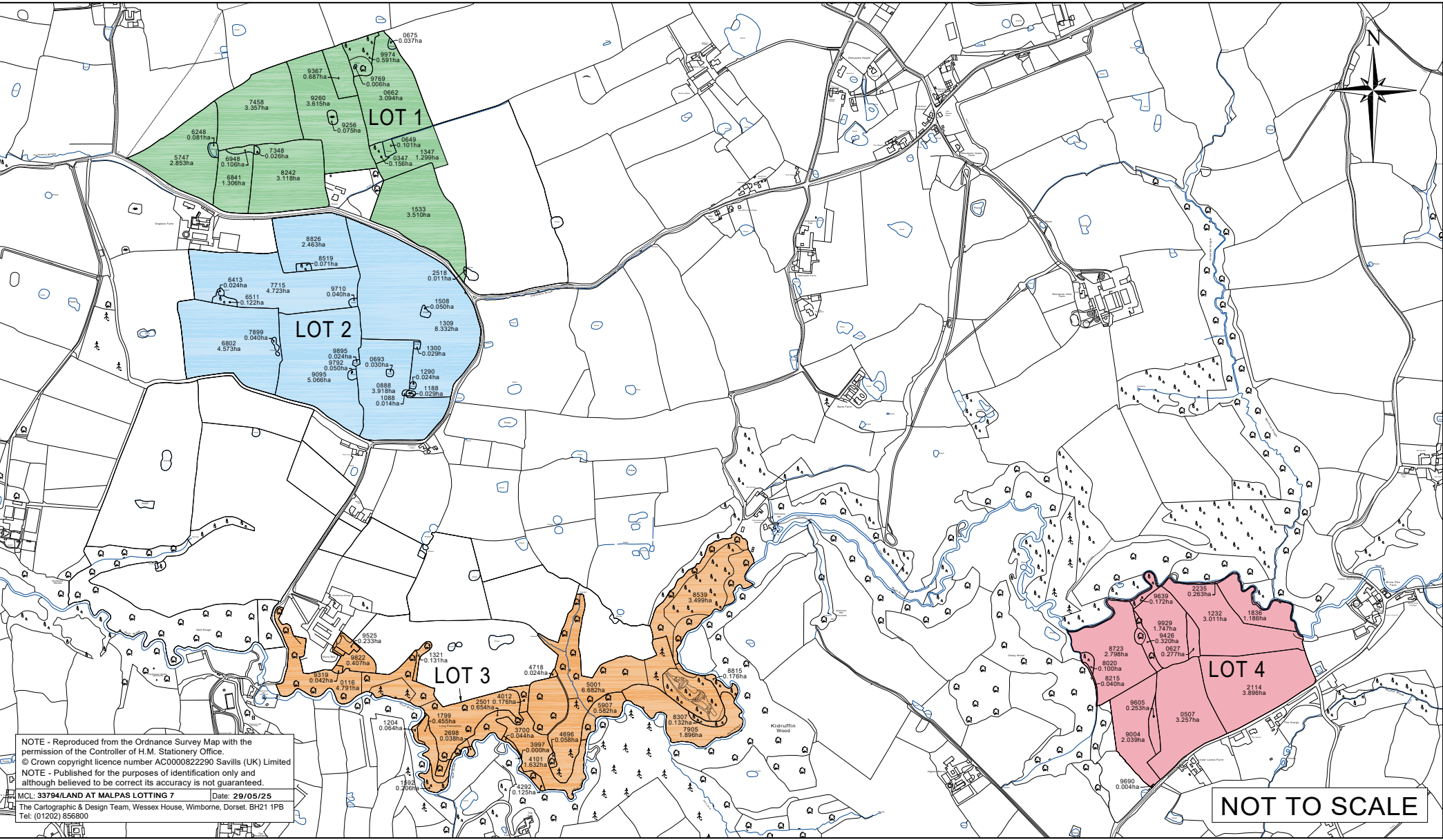
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