

# LAND AT MALPAS

CHESHIRE







# LAND AT MALPAS

## CESHIRE

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

### A substantial block of carefully stewarded farmland in South Cheshire

456 acres of productive farmland, 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

**456 acres (185 hectares)**

**Available as a whole or in lots**

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rural surveyors & property agents





# 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 its 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 includes a large area of mature woodland within Lot 3, part of which contains a Scheduled Ancient Monument and SSSI.

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 2024.

## 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 - Dog Lane Farm	A large block of productive ground, recently used for grazing and maize cropping, some 132 acres.
Lot 2 - Land off Dog Lane	Two level enclosures adjoining Dog Lane and Dymocks Mill Lane, some 34 acres.
Lot 3 - Woodhouse Farm	A large block comprising both mowing ground and permanent pasture, an area of mature woodland, a small yard, some 179 acres.
Lot 4 - Land at Lower Wych	111 acres of sloping ground, comprising a mix of pasture and cropped ground, with an area of hardstanding.



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# LOT 1 – DOG LANE FARM

Lying either side 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, and comprises 132 acres, including 2.32 acres of small woods and copses, bordered by excellent mature hedges. The land is generally laid to grass, according to the current owners management objectives, but currently 8.67 acres are cropped with maize. Mains water is available at the site but not connected, in some parcels there are concreted watering points for stock. Access is off either Dog Lane or Dymocks Mill Lane.







# LOT 2 – LAND OFF DOG LANE

An easily accessible block of level land, comprising some 34 acres in two parcels, a mix of Grade 2 and Grade 3 land. Whilst all currently laid to grass the land is capable of arable and forage cropping. The land benefits from its own mains water connection. Access is off Dog Lane. The United Utilities pipeline from Lake Vyrnwy runs under part of the land, plans are available upon request.





# LOT 3 – WOODHOUSE FARM

A substantial block extending to 179 acres, including 57 acres of woodland. The land is Grade 3, and is laid out in good size enclosures either side of Dymocks Mill Lane. The land is all laid to grass, though capable in part of arable cropping.

The mature woodland, contains a scheduled ancient monument called Castle Hill, a motte and ditch system,

located in the Eastern part. Part is within the Well Rough and Long Plantation SSSI.

The holding include a 28m x 10m (approx) general purpose steel framed building, adjoining an area of hardstanding. This part of the holding is accessed via a right of way through Woodhouse Farm yard, as shown on the appended block plan. The vendor shall require the purchaser to enter

into a Deed of Overage in respect of the building and yard, the area edged red on the appended block plan. Full details of this may be obtained from the Agents.

The United Utilities pipeline from Lake Vyrnwy runs under part of the land, plans are available upon request.





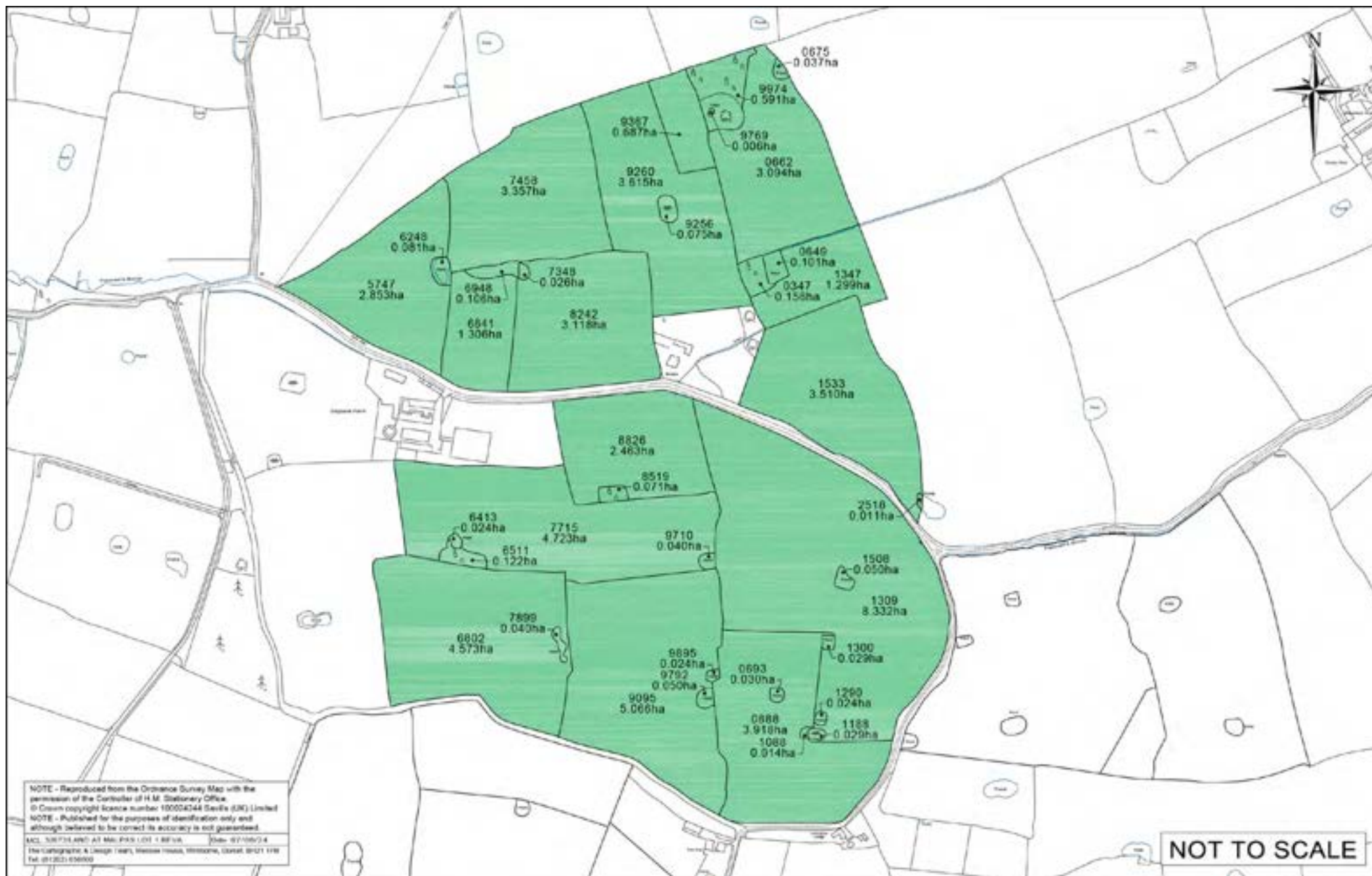
# LOT 4 – LAND AT LOWER WYCH

Two adjoining blocks of productive grassland, located across the border in Wales. Water is supplied via an independent mains supply. Included is a useful area of hardstanding, including a silage clamp. The Vendor owns

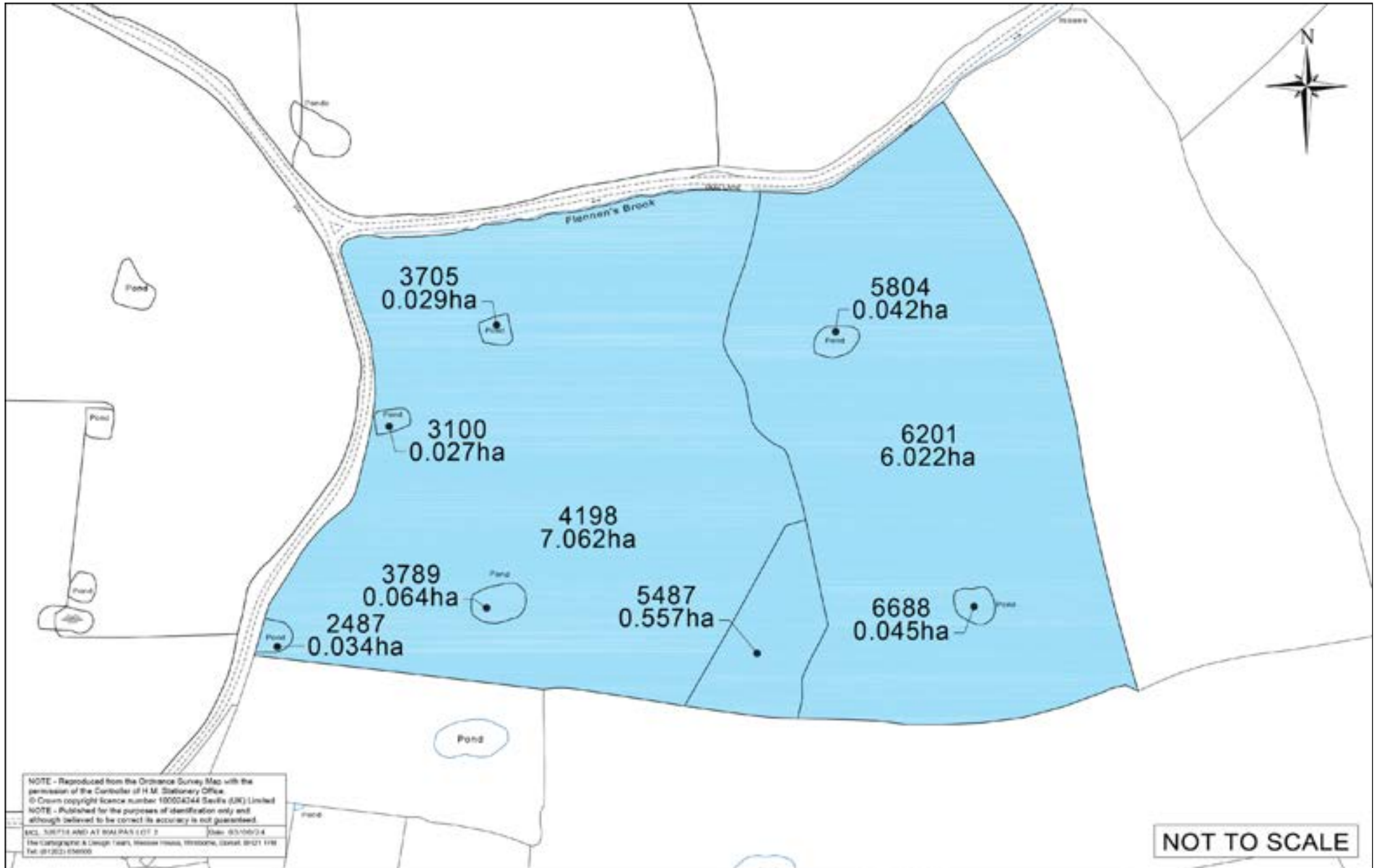
the BPS entitlements and these may be made available to a purchaser by separate agreement. There is a public footpath across part of the land, as shown on the sale plan.



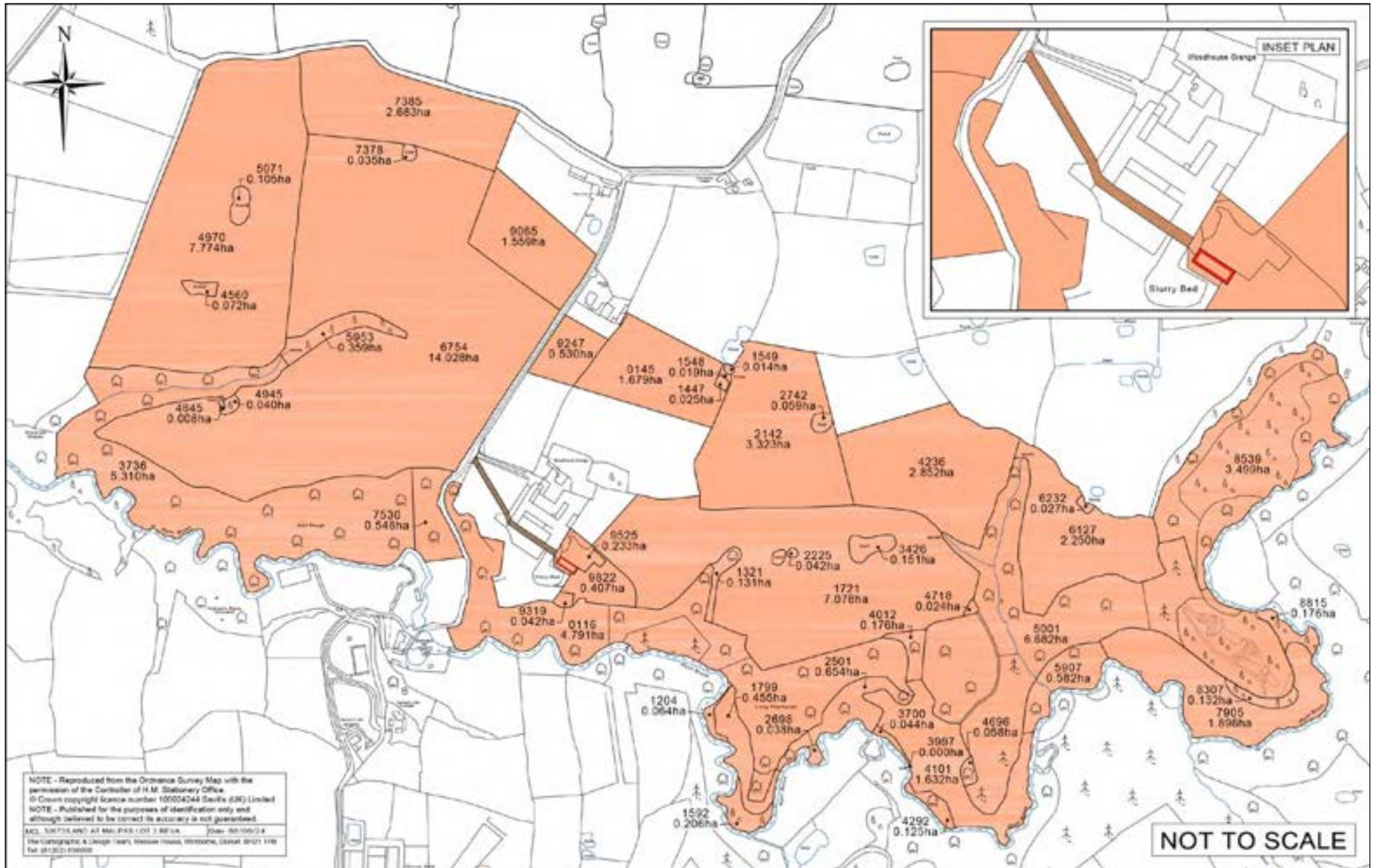
# LOT 1 – DOG LANE FARM



# LOT 2 – LAND OFF DOG LANE

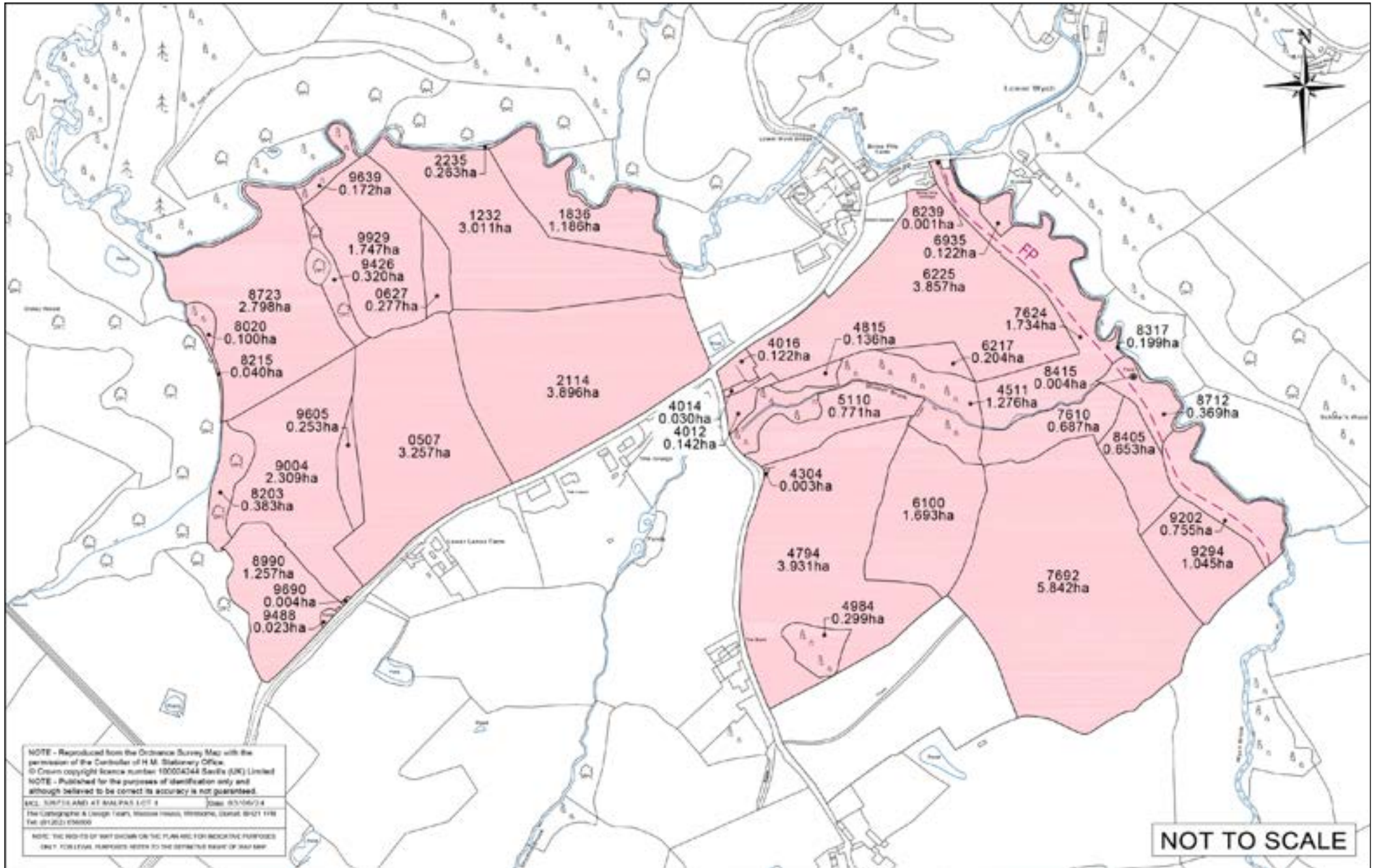


# LOT 3 – WOODHOUSE FARM





# LOT 4 – LAND AT LOWER WYCH



# GENERAL REMARKS

## Method of Sale

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

## Solicitors

**Excello Law**

**Richard Williams**

rwilliams@excellolaw.co.uk

**Tristen Rogers**

trogers@excellolaw.co.uk

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 2024, 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 and West

What3Words: **///menu.welcome.northward**

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

Gateway to South East

What3Words: **///slept.influence.energy**

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

Gateway to yard, south of Woodhouse Grange

What3Words: **///scanner.expiring.onion**

**Lot 4** - Lower Wych, Malpas SY14 7JZ

Gateway to Northern portion

What3Words: **///cheering.selects.curly**

## 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

01952 239 539

jack.cooper@savills.co.uk

**Barbers Rural**

Annabel Fearnall

01630 692 500

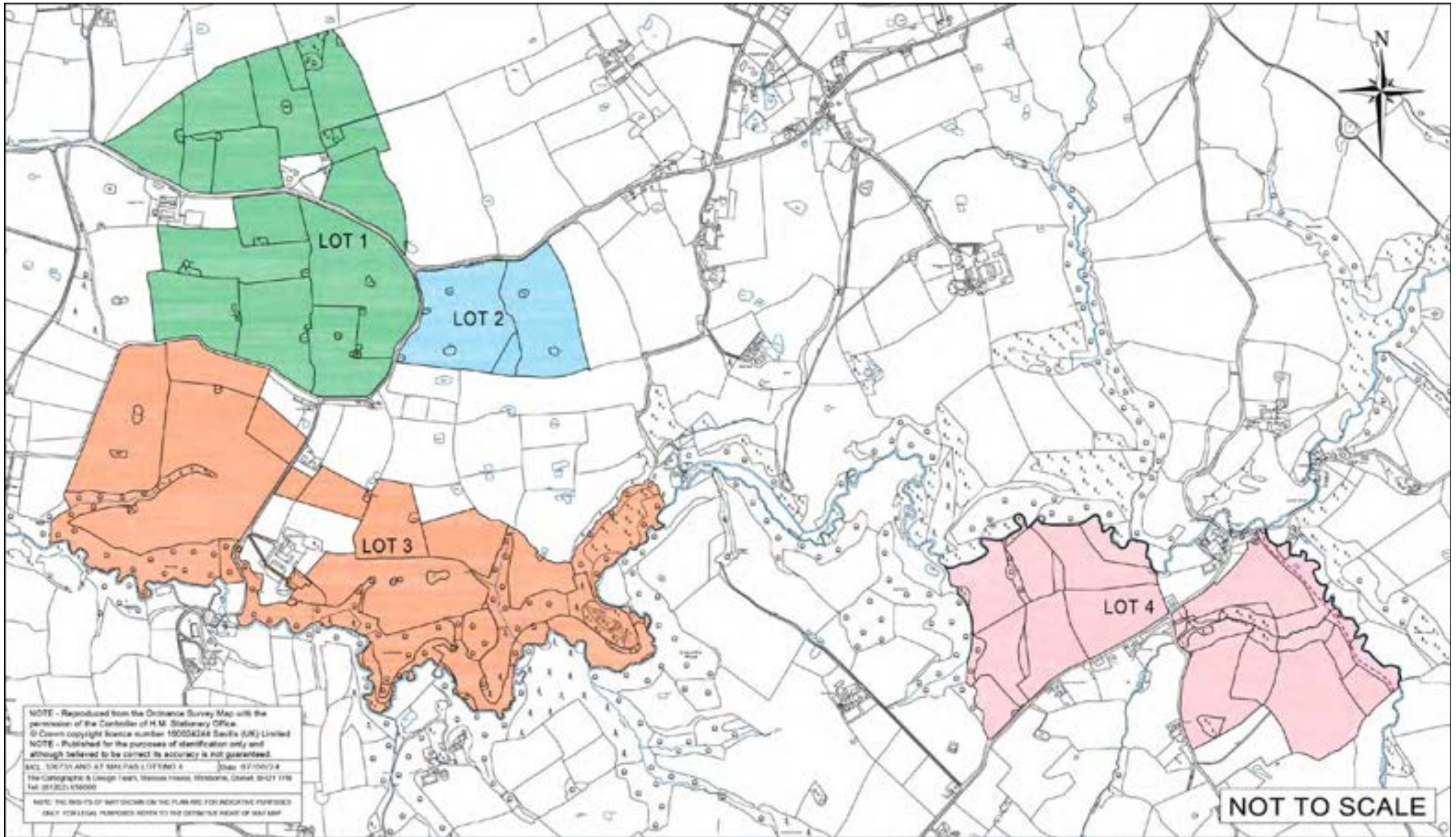
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# GENERAL REMARKS



**IMPORTANT NOTICE** Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 24/06/14/JC. Capture Property 01225 667287.

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