

TIVERTON BANK FARM TARPORLEY, CHESHIRE

Rostons
VILLAGE & COUNTRY HOMES


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An exceptional development opportunity comprising an attractive farmhouse and impressive range of traditional farm buildings with full planning consent for conversion to five residential dwellings in a private yet accessible rural location.

In all approximately 5.14 acres (2.08 hectares).

Property Summary

- Full planning consent for five high-quality residential dwellings in addition to the existing farmhouse
- Attractive range of red-brick traditional farm buildings within an established Cheshire farmstead
- Character features including arched openings, circular pitching eyes and timber trusses
- Private gardens and parking for each dwelling, as per the approved plans
- Rural setting with views across open countryside
- Convenient access to local villages, market towns and regional transport links
- Substantial existing farmhouse with scope for renovation to high-quality family home
- 3 acres of paddocks and amenity land surrounding farmhouse and buildings
- Available freehold with vacant possession

For sale by Private Treaty

Enquiries

Henry Moore MRICS FAAV

Rod Waldron

07557 633334

07821 645151

henry.moore@bidwells.co.uk

rodwaldron@rostdons.co.uk

Please read Important Notice on page 9.

TIVERTON BANK FARM TIVERTON, TARPORLEY, CHESHIRE, CW6 9NA



Introduction

Tiverton Bank Farm offers an excellent opportunity to acquire a prime development site well-located in the picturesque village of Tiverton with expansive views over open countryside and Beeston and Peckforton Castles. The site benefits from planning consent to convert the range of traditional farm buildings to five bespoke dwellings in addition to the existing substantial farmhouse along with approximately 3 acres (1.264 hectares) of paddocks and amenity land. In total, the site comprises 5.14 acres (2.08 hectares).

Situation & Access

The site is ideally positioned near the A51 between Chester, 12 miles to the northwest and Crewe, 13 miles to the southeast. The larger village and popular local centre

of Tarporley is just 2 miles away offering a comprehensive range of services, retail and schools.

Tiverton village is located in a highly sought-after and desirable region of Cheshire. The area is well regarded for its combination of rural landscapes and accessibility. The village benefits from excellent road connections to the wider Northwest region and the national road network, including the M6 just 18 miles away. The town of Crewe offers a mainline rail connection providing services to Manchester, Birmingham and London.

The site is situated east of the centre of the village of Tiverton and is approached via an established private drive leading directly from the A49 Whitchurch Road. The site occupies an elevated position set back from the highway, with uninterrupted views over the surrounding Cheshire countryside.





Property Description

Tiverton Bank Farm is a redundant farmyard and farmhouse with an approved planning consent for the buildings to be converted into five high-quality residential properties. The approved scheme includes four three-bedroom dwellings, two of which are semi-detached and one large contemporary five-bedroom property. This is in addition to the existing large five-bedroom farmhouse with potential to be refurbished to become an exceptional family home.

The consented site layout is shown on the plan, with accommodation details in the table below.

Each home benefits from a private garden in addition to private parking areas. The development is designed to be sympathetic to the Site's agricultural past, combining period characteristics with contemporary family living.

Surrounding the farmhouse and farm buildings, is approximately 3 acres (1.264 hectares) of additional paddock land which offers the potential to enhance the amenity of the consented dwellings or explore further development opportunities subject to obtaining the necessary consents.

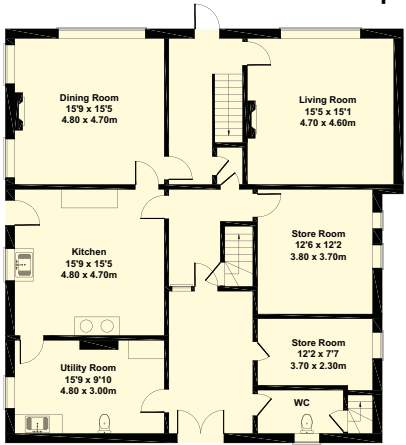


Plot	House	Sq.m.	Sq.ft.	Description
One	Three-bedroom semi-detached	167	1,798	A generous unit located at the western end of the traditional range, benefitting from extensive garden space.
Two	Three-bedroom terraced	172	1,851	Central barn conversion retaining traditional features and providing well-balanced internal accommodation.
Three	Three-bedroom terraced	192	2,067	Substantial mid-range unit with strong architectural character and defined garden area.
Four	Three-bedroom semi-detached	197	2,120	The largest 3-bed unit positioned at the eastern end of the range.
Five	Five-bedroom detached	276	2,971	A spacious detached dwelling formed from the former agricultural building to the south-east of the courtyard, offering the largest footprint within the scheme.
Farmhouse	Five-bedroom detached farmhouse	287	3,089	A large classic red-brick Cheshire farmhouse with a wealth of period features. The property requires renovation but has potential to be an exceptional family home.
Total		1,004	10,807	

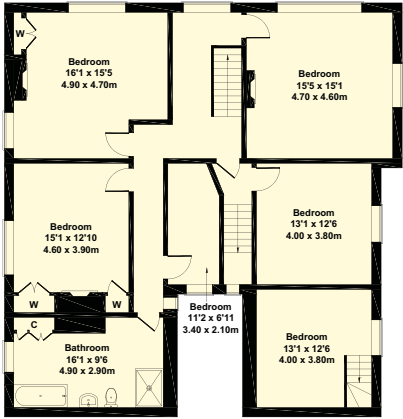
EXISTING FARMHOUSE

Approximate Gross Internal Area

3089 sq ft ~ 2876 sq m



Ground Floor



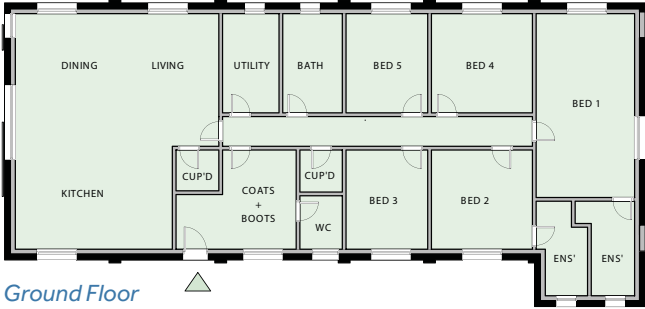
First Floor

PROPOSED RESIDENTIAL PROPERTIES

First Floor



PROPOSED CONTEMPORARY PROPERTY



Ground Floor

Not to Scale. For Illustrative Purposes Only.





Planning & Conditions

The Property falls under the jurisdiction of Cheshire West and Chester Council and benefits from full planning consent (Ref: 23/00133/FUL) granted on 26 August 2026. The Purchaser(s) will be required to comply fully with the approved consent.

All planning documents and approved drawings are available via the Local Planning Authority's website or from the selling agents upon request.





CGI image for illustrative purposes only.





Huxley Lane

A49

Legend

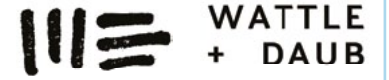
- Development Area: 0.653ha (1.61ac)
- Farmhouse: 0.162ha (0.4ac)
- Paddock & Amenity Land: 1.264ha (3.12ha)
- Overage: 1.444ha (3.57ac)

0 10 20 40 60 80 Metres

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Note: This plan is published for reference only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.
Trumpington Road, Cambridge, CB2 9LD
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SITE PLAN - PROPOSED (2)



Wattle and Daub Architects Ltd. | wattleanddaub . studio
julia@wattleanddaub . studio | 07812 578 916
robert@wattleanddaub . studio | 07768 965 234



AREAS

BUILDING 3

T1 - 3-BED DWELLING = 167 m2 GEA
AMENITY SPACE = 653m2

T2 - 3-BED DWELLING = 172 m2 GEA
AMENITY SPACE = 184m2

T3 - 3-BED DWELLING = 192 m2 GEA
AMENITY SPACE = 164m2

T4 - 3-BED DWELLING = 197 m2 GEA
AMENITY SPACE = 130m2

BUILDING 6

M1 - 5-BED DWELLING = 276 m2 GEA
AMENITY SPACE = 564m2

KEY

- BUILDINGS
- ACCESS ROADS
- PATHWAYS
- PRIVATE AMENITY SPACE (GARDENS)
- PRIVATE PARKING
- ELEC CHARGE
- ELECTRIC VEHICLE CHARGING POINT

FULL PLANNING APP'

REV	DESCRIPTION	DATE
A	PLANNING	DEC 2022
B	PLANNING	OCT 2023
C	PLANNING	OCT 2024
D	PLANNING	MAY 2025
E	PLANNING	SEPT 2025

PROJECT No.	0054
ADDRESS	TIVERTON BANK FARM TARPORLEY CHESHIRE CW6 9NA

TITLE	SITE PLAN - PROPOSED (2)
DRAWING No.	0054-FPA-SP-PL-03
REVISION	E

General Remarks

Method of Sale

The property is offered for sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession available upon completion.

Services

The Property is connected to mains water, drainage, and electrical services, but buyers must satisfy themselves as to the availability and capacity of mains services required for development.

Overage

The property is to be sold subject to an overage provision on the land shown hatched **grey** on the sale plan. The formular will seek to capture 30% of the uplift in value for a period of 30 years. The overage will be triggered on the implementation of an additional or revised planning consent or subsequent sale of the property with planning consent, whichever is earlier. The overage will be protected by restriction which will take priority over any first legal charge on the buyer's registered title on completion.

Value Added Tax

Tiverton Bank Farm has been opted to tax for VAT purposes (excluding the farmhouse) and VAT will therefore be due at the standard rate in addition to any agreed price. The buyer may or may not be entitled to recover VAT from the HM Revenue & Customs. We would advise that the buyer takes independent professional advice in respect of their VAT position and in relation to this transaction.

Exchange & Completion

A deposit of 10% of the agreed price will be payable on exchange of contracts with completion date to be agreed between the parties.

Anti-money Laundering

To comply with the Money Laundering Regulations 2017 (as amended), one an offer letter is accepted, the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Wayleaves, Easements & Rights of Way

The property is sold subject to, or with the benefit of existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in

these particulars or not. The property is sold subject to public rights of way and a plan is available on request from the selling agents. The purchaser(s) will be deemed to have full knowledge and will have satisfied themselves as to the provisions of any such matters affecting the property.

Sporting, Minerals & Timber

All such rights are included in so far as they are owned by the vendor.

Plans, Areas & Boundaries

Plans attached to these particulars are based upon Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to satisfy themselves of the property as shown.

The vendor and the vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of boundaries.

The Purchaser will be responsible for the boundaries shown with inward facing 'T' marks.

Fixtures & Fittings

The purchaser(s) should assume that all fixtures and fittings are included in this sale.

Data Room

A Data Room has been set up with a suite of information on this opportunity. Interested parties will need to register with the selling agents for access to this facility.

Local Authority

[Cheshire West and Chester Council](#)

Regulatory Services HQ, Nicholas Street, Chester, CH1 2NP

W: www.cheshirewestandchester.gov.uk

T: 0300 123 8123

Vendors Solicitors

[Mills & Reeve](#)

Botanic House, 100 Hills Road, Cambridge, CB2 1PH

Postcode

Nearest Postcode: CW6 9NA

What3words

The entrance to the property is located at: [///evenings.town.cassettes](#)

Registered Title

The property forms part of Title No. CH605884.

Photographs

The photographs shown in these particulars were taken November 2025 and June 2026.

Sale Particulars

These particulars were prepared August 2026.

Energy Performance Certificate

Tiverton Bank Farmhouse has an EPC rating of E which expires 29 June 2036.

Health & Safety

Due to the nature of the buildings, viewers are asked to take particular care during inspection. Uneven surfaces, low beams and redundant structures may be present. Children must be supervised at all times.

Viewing

Viewing is strictly by prior appointment only with the vendor's agents.

Important Notice

These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property.

We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request.

This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding.

We will disclose to you any connection between the seller, or any person connected with the seller, and Bidwells LLP, and any personal interest that we or our staff may have in the property as soon as we become aware of it.

Bidwells LLP is required by law to conduct identity verification and anti-money laundering checks. Buyers and sellers must provide identification documents before a sale can proceed, and an approved third party may carry out these checks on our behalf.

Personal data will be processed in accordance with Bidwells LLP's Privacy Policy.

Bidwells LLP is a member of The Property Ombudsman, an approved redress scheme for estate agents. Details of our complaints handling procedure are available on request or at bidwells.co.uk.

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