

OAK FARM

Broxton | Cheshire

barbersRURAL
rural surveyors & property agents





Oak Farm

Whitchurch Road | Broxton | Cheshire
CH3 9JS

Malpas 4 miles | Chester 11 miles | Wrexham 10 miles
Whitchurch 10 miles | Liverpool 35 miles
M53 (J40) 9 miles | Crewe Station 18 miles

An imposing period farmhouse ripe for renovation, extensive range of farm buildings and quality pasture and arable land, located in a prime South Cheshire location.

Offering outstanding scope to enhance and improve.

Lot One: Substantial farmhouse requiring complete restoration, gardens and pasture - 11.22 Acres (4.54 Ha)

Lot Two: Comprehensive range of farm buildings, some requiring improvement, pasture and arable land - 26.38 Acres (10.67 Ha)

Lot Three: 34.79 Acres (14.08 Ha) pasture land

Lot Four: 110.04 Acres (44.53 Ha) agricultural land

Lot Five: 119.13 Acres (48.21 Ha) agricultural land

301.56 Acres in All (122.04 Ha)

Offered for sale as a whole or in five lots



The Location

Oak Farm is situated in the heart of the beautiful South Cheshire countryside yet has the benefit of being located on the side of the A41. There are a number of substantial conurbations within close proximity and it is conveniently positioned with motorway connections and mainline rail stations within twenty minute's drive and several airports within fifty minute's drive. The location is perfect for those wanting to enjoy an idyllic life in the countryside whilst commuting for work.

The nearby busy town of Malpas has a range of local shops, restaurants, pubs and amenities including two small supermarkets and also an impressive 14th Century church.

The historic City of Chester, which boasts defensive walls constructed by the Romans, provides extensive shopping along with a broad range of facilities.

The area is extremely well-served educationally with a superb selection of both primary and secondary state

and private schools including the highly respected Bishop Heber High and Malpas Alport Primary Schools in nearby Malpas.

The local area is steeped in history and natural beauty. The Sandstone Trail is considered by many to provide some of the best walking in South Cheshire and runs through the nearby Bulkeley, Beeston and Bickerton Hills. The area is also extremely popular with cyclists and those wishing to merely relax in the tranquil countryside.

There are a number of well-respected equestrian facilities in the vicinity including Broxton Hall gallops, Kelsall Hill Equestrian Centre, Southview and Tushingham. In addition it is possible to ride all year round on Bulkeley Hills at a small cost.

Given the roadside location the buildings are well suited to a range of alternative uses (subject to the necessary consents), including commercial or light industrial use and offer excellent potential for diversification.



Lot One - Farmhouse

Occupying an elevated position with far-reaching views across the beautiful Cheshire countryside, the farmhouse presents a rare opportunity to create an exceptional country home. Although unoccupied for several years and now requiring comprehensive renovation - including repair of the collapsed rear roof - the property offers enormous potential for modernisation or reconfiguration, subject to the necessary consents.

The existing accommodation includes two reception rooms to the front, together with a family room, kitchen, pantry and office to the rear. A useful dry cellar lies beneath the sitting room. The first floor provides five bedrooms, a former bathroom and separate WC, while the second floor offers five additional attic rooms with excellent conversion potential.

The gardens, though currently overgrown, clearly demonstrate the scope to create attractive landscaped grounds. Adjoining the farmhouse are a range of traditional ancillary outbuildings including a utility room, external WC, former dairy and storage rooms, offering further potential for extension or conversion into self-contained accommodation, guest suites or home office space.

Beyond these are a brick shippin and several timber outbuildings which could readily be adapted for stabling or other equestrian uses. In total, the farmhouse sits within 11.22 Acres (4.54 Ha) of gardens and paddocks, with permanent pasture ideal for grazing of horses or livestock.





Lot Two - Farm Buildings (numbers refer to adjacent block plan):
 A substantial range of farm buildings, historically used for dairy farming and more recently for arable, beef and sheep enterprises, of varying age and condition. The buildings provide an excellent foundation for purchasers to adapt and reconfigure to suit their own requirements, whether for agricultural, equestrian or alternative diversification uses. Their proximity to and accessibility from the A41 also means that light industrial or commercial use may be viable, subject to the necessary consents.

1. Traditional brick building (part two-storey part single-storey) partially collapsed roof, with lean-to shippin to side. (25m x 13m overall)
2. Brick shippin with open store to front (20.8m x 10m overall)
3. Parlour, collecting yard and dairy with Fullwood 8:8 parlour (15.2m x 10.9m overall)
4. Portal frame building with connecting dutch barn and lean-to (30m x 13.5m overall) cattle housing and storage
5. Silage Silos x 2
6. Portal frame grain store (built in 2018) (36m x 25m), half height concrete panel, open front
7. Loose housing (30m x 18m), central feed passage, yard to rear
8. Machinery shed (30m x 8.5m) open fronted, concrete floor

The land lies to the north, east and west of the yard, with the closest fields laid to grass and the land to the north in arable rotation, currently maize, extending to 26.38 Acres (10.67 Ha) in all.



The Land

Across the holding the land is classified as Grade 3 on the Soil Survey of England and Wales and is described as slowly permeable slightly acid but base rich loamy and clayey soils.

The majority of the ground has recently been drilled with maize which has been undersown with grass. The remainder is pasture which has been grazed and mown.

Lot Three - 34.79 Acres (14.08 Ha)

The land lies to the south of the main holding and is located on the same side of the A41. The land is gently undulating pasture and sits in a sheltered position in the lee of Broxton Wood.

Lot Four - 110.04 Acres (44.53 Ha)

Located to the west of the A41 the land is all in maize and is readily accessible with a number of parcels having frontage to the A41 and the rest being accessed from the useful gravel farm track and the former railway line which cross the land.

Lot Five - 119.13 Acres (48.21 Ha)

The majority of the land is in maize with one field to the south being in grass. To the north there is a useful cattle handling area and storage space ideal for storing fodder or machinery, alternatively this would be the ideal space to erect an agricultural building (subject to the necessary permissions) should it be required. There is a further cattle handling area to the east. Access can be gained to this parcel direct from the A534, where a gravel track gives access to a number of parcels, and from Carden Lane.



Method of Sale

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

Tenure

We are advised that the property is freehold with vacant possession on completion with the exception of the sporting rights which are excluded from the sale. The land is let on a cropping licence until the end of October 2026. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Lot One: Mains water and three phase electric are connected. Drainage is to a private septic tank, this has not been inspected and no warranty or guarantee is given as to the compliance of this system.

Lot Two: Mains water and three phase electric are connected however this supply is shared with the farmhouse. In the event that Lots 1 and 2 are sold separately then the buyer of Lot 2 will be required to install their own services.

Lot Three: No services are believed to be connected.

Lot Four: Mains water is believed to be connected.

Lot Five: Mains water is believed to be connected.

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

A public footpath runs across the southern corner of Lot 1 and the northern corner of Lot 3. A further footpath runs along the track on Lot 5.

Access to Lot 2 is via the main farm drive, this will be in the ownership of Lot 1 with Lot 2 having unrestricted right of access.

An adjacent landowner has a right of way over part of the track serving Lot 4 to access their own land.

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.

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.

Grants and Subsidies

The farm is within a Countryside Stewardship Scheme, the buyer will be required to abide by the requirements of the scheme until its termination in December 2028. All future Basic Payment and any delinked payments are retained by the seller.

Nitrate Vulnerable Zone

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

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.

Local Authority

Cheshire West and Chester Council, Northgate St, Chester, CH1 2HS

Viewing

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

Council Tax Band

Band G

Location

Postcode: CH3 9JS

What3words: Lot One and Two ///wades.blushed.juggled

Lot Three ///splat.spotty.bleaching

Lot Four ///tweed.movies.clicker

Lot Five ///little.hound.brisk

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.

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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