

Land at Abbeywood

Chester Road, Delamere, Cheshire, CW8 2HS

Rostons VILLAGE & COUNTRY HOMES

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Land at Abbeywood

Chester Road, Delamere

Guide Price - £800,000 (plus VAT)

An exciting opportunity to purchase a substantial block of agricultural, forestry and amenity land off Chester Road, Delamere. Totalling approximately 36.67 acres (14.84 ha) the land is a mixture of grassland and woodland with agricultural and forestry buildings on site and planning permission granted for six glamping pods.

The land has multiple access points including direct access off Middlewich Road (A54) and a right of access along Abbeywood Estate driveway on Chester Road (A556).

Properties of this nature do not come on the market very often and could provide a purchaser with a wealth of opportunity for commercial and recreational uses subject to obtaining the necessary planning consents. Viewings are essential to appreciate the wealth of options that the land could provide.

LOCATION

Delamere is a village located in the authority of Cheshire West and Chester Council and within the county of Cheshire. It offers buyers the idyllic rural charm with exceptional commuter convenience being located 7 miles from Northwich and 11.4 miles from Chester. Seen as a premier location for outdoor pursuits with plenty of walking, running, cycling or horse riding routes around Delamere Forest and the surrounding areas. There is also outdoor activity centres such as Go-Ape high rope course and Wildshore Sailing and Aqua Park just a stones throw away.

INTERESTING FEATURES

Currently on the land there is a club house, poly tunnel, orchard, large steel frame agricultural/forestry building and planning permission granted for a second. There is a mains water and mains electricity supply across the site with multiple entry points.













DESCRIPTION

The land is currently used for agricultural and forestry purposes, but planning has been granted for the addition of six glamping pods with associated tracks and parking areas. There is also planning granted for another steel frame building on site.

FIELD 1

On entering the site from Abbeywood Estate driveway the first field is a mixture of grassland and sporadic trees in an orchard style. An inviting entrance with full hardcore track and gated access.

FIELD 2

Behind the screen of trees an open expanse of grassland which is currently home to the 'club house' building. This area also benefits from the planning permission for glamping pods/yurts. This section is flanked by trees lined boundaries on all sides providing natural screening and security. An oasis yet close to road networks. There is an electricity cable connected to 59 KVA supply up to the boundary along with a new 32mm water supply. In addition, there is an Environment Agency permit in place.







FIELD 3

Moving along the hardcore track and through a forest area, an orchard and polytunnel line the side of the land. In addition, a recently constructed steel frame building with roller shutter doors to each bay on both sides offering a multi-purpose use for any perspective purchaser.

FIELD 4

Moving along the track towards the second access point, grassland to both sides and the continued tree lined boundaries. A large agricultural field currently used for grazing and mowing. This field has planning permission granted for a steel frame agricultural building and is currently stockproof fenced around all edges. This field also benefits from a 100 KVA transformer and 40 KVA supply.

There is planning permission granted for another agricultural/forestry building of 696 m^2. Please see the next page for further details.

WOODLAND

The property has a substantial amount of woodland included on all sides including more dense patches. This could be reviewed for more of a commercial opportunity subject to the relevant planning or licences.

APPROVED PLANNING

- 25/01964/AGR – Erection of two general purpose forestry buildings – Prior approval not required

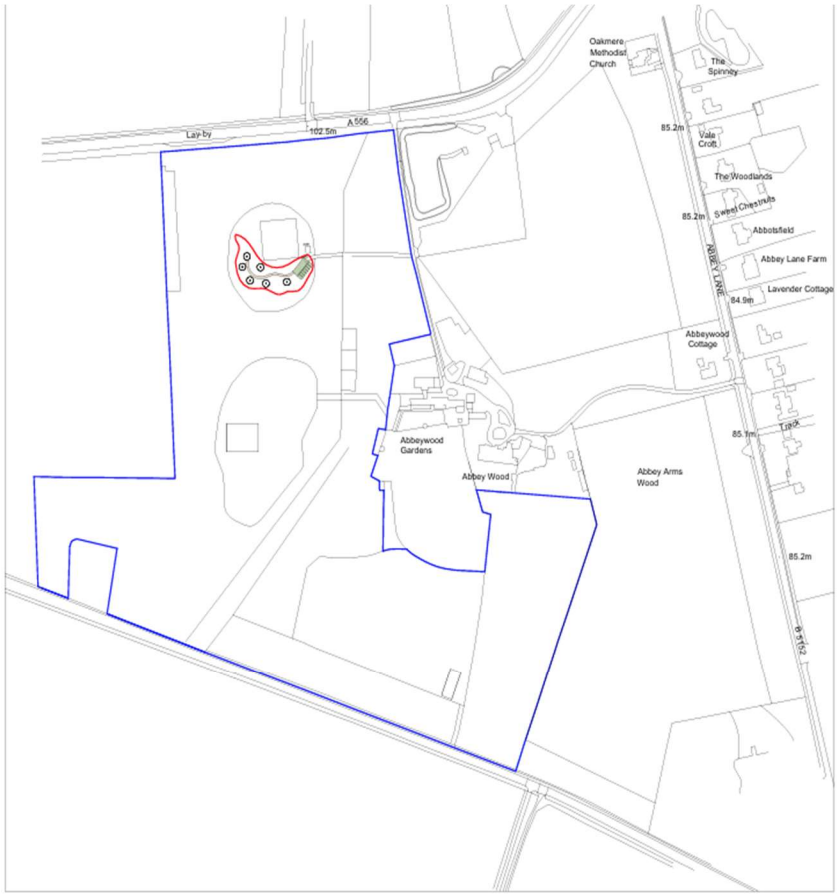
- 25/03863/AGR - Creation of new track, track will act as a spine road, facilitating access for heavy machinery to the wider site and also allow for transportation of timber to the forestry buildings – Prior approval not required.

- 24/03824/FUL - Change of use of land for siting of six glamping pods with associated paths and parking area – Approved.

- 25/03957/S73 - Change of use of land for siting of six glamping pods with associated paths and parking area. - Variation of condition 2 (approved plans) and condition 3 (materials) of planning application 24/03824/FUL- to change the type of accommodation from pods to yurts – Approved.

OUTSTANDING PLANNING

There is currently a planning application submitted under reference 25/03855/FUL for a new improved vehicular access from the A54 to serve forestry operations and replacing two existing access points.

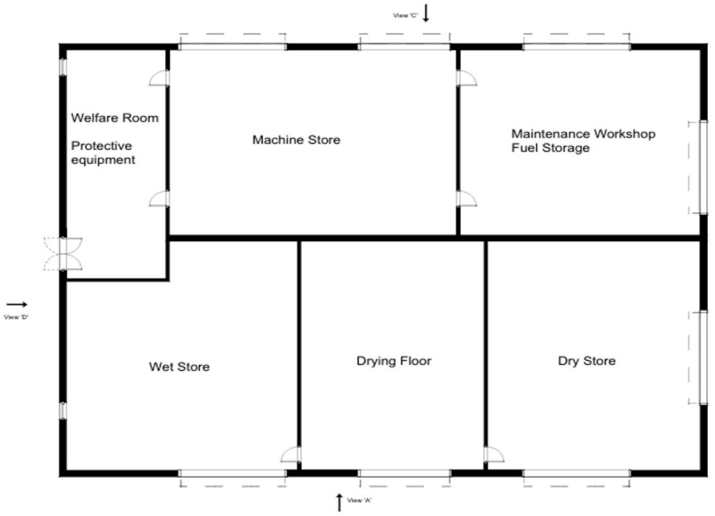


Site and Location Plan for approved glamping pods





Floorplan for building B









LAND

According to Natural England the Provisional Agricultural Land Classification the land is 'Grade 3'.

SERVICES

Mains water and mains electricity

OVERAGE

There is no overage included with the sale.

DIRECTIONS

From Tarvin Roundabout take the A54 (Holme Street) signposted for 'Manchester'. Continue along the A54 for approximately 4.5 miles before keeping left on to the A556 (Chester Road). Follow Chester Road for approximately 1 mile where the land will be located on the right signposted 'Abbeywood Estate' and indicated with a Rostons sale board.

what3words ///become.lollipop.trickle

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

VIEWINGS

Please contact Rostons on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

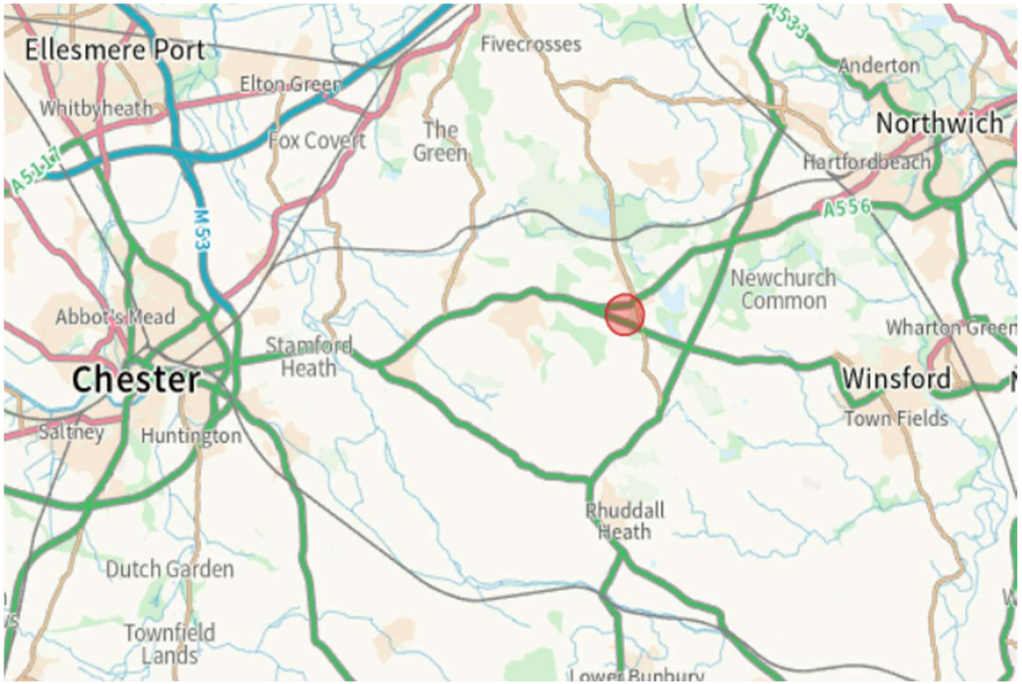
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

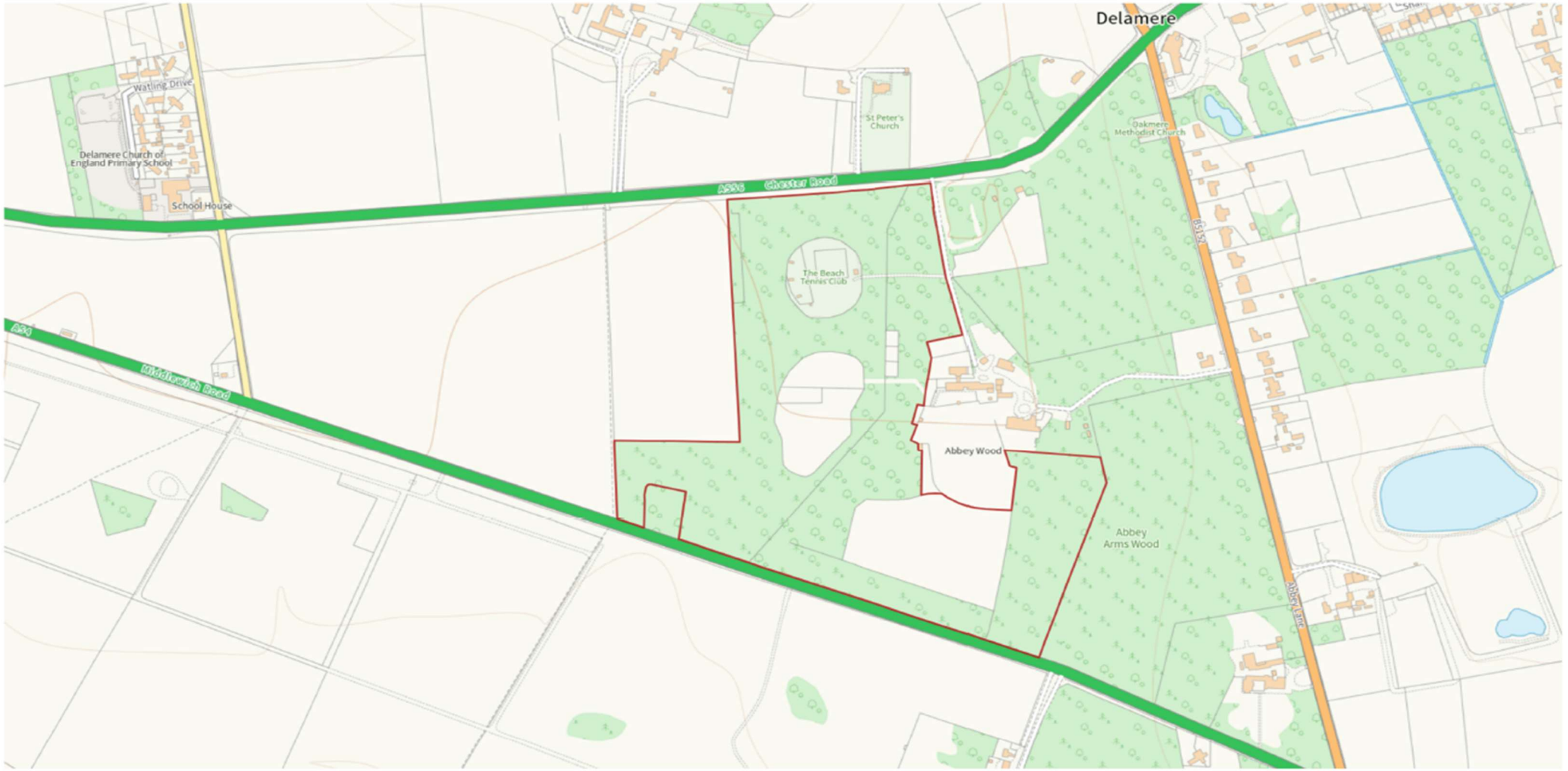




Rostons
LAND & PROPERTY SPECIALISTS

Land at Abbeywood, Chester Road, Delamere, Cheshire, CW8 2HS

Land App



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100 m
Scale 1:6000 (at A4)

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