

FOR SALE

Impressive Cheshire Country Estate, with Further Development Potential



Abbeywood Estate

Abbey Lane, Delamere, Cheshire, CW8 2HS

Offers in excess of £4,500,000 - Freehold

Find out more at www.g-s.co.uk

- **Impressive Estate & Country House**
- **Currently trading as a Hotel & Wedding Venue**
- **17 Individual Bedrooms and Suites**
- **Exceptional Cheshire Location close to Delamere Forest**
- **Impressive Wedding, Events and Hospitality Facilities**
- **RHS Accredited Gardens and Grounds extending to approx. 9.135 acres**
- **Established Trading Business with Further Growth Potential**
- **Potential for Alternative Uses including Residential Redevelopment or Lodge Development (subject to planning permission and all necessary consents)**



INTRODUCTION

Graham + Sibbald are delighted to offer for sale the impressive Abbeywood Estate, a rare opportunity to acquire a beautifully established country estate which currently trades as a hospitality business and events venue set within approximately 9.135 acres (3.7 hectares) of gardens and grounds in the heart of Cheshire.

The Abbeywood Estate combines an elegant Edwardian country house with extensive landscaped gardens, purpose-built event spaces and guest accommodation, creating a highly regarded wedding, hospitality and visitor destination.

The estate has been in the current ownership for approximately 38 years, during which time it has been carefully developed from a private residence into the business operation it is today. The property currently operates as a wedding and events venue with hotel accommodation, while the acclaimed gardens and Garden Café attract visitors from across the region.

Beyond its established trading business, Abbeywood Estate presents a unique lifestyle and investment opportunity. Given the scale of the landholding and the attractive rural yet accessible location, the property may also appeal to purchasers seeking alternative or complementary uses. Potential uses could include residential redevelopment or the introduction of lodge or holiday accommodation within the wider grounds (subject to obtaining planning permission and any other necessary consents).



LOCATION

The Abbeywood Estate is situated within attractive open countryside designated as an Area of Special County Value, on the outskirts of the village of Delamere, within the parish of Delamere and Oakmere, Cheshire.

The property is located to the south of the A556 Chester Road and is accessed directly from this route, with a secondary driveway from Abbey Lane (B5152).

The area is a highly desirable rural yet well-connected location, popular with both visitors and residents due to its accessibility to major commercial centres including Chester, Manchester and Liverpool.

Nearby Delamere Forest, the largest woodland area in Cheshire extending to approximately 2,400 acres, offers extensive walking and cycling trails, outdoor activities and live events. The recently developed Delamere Forest Visitor Centre attracts over 750,000 visitors annually, further enhancing the tourism profile of the area. The renowned Sandstone Trail also runs nearby, attracting walkers and outdoor enthusiasts from across the UK.

Abbeywood Estate is located approximately:

- 7 miles (11 km) west of Northwich
- 10 miles (16 km) east of the historic city of Chester
- Within one hour's drive of Manchester and Liverpool
- 23 miles (37 km) from Manchester Airport

Delamere railway station (approximately 1 mile) provides regular services to Chester and Manchester.

The motorway network is easily accessible via the A556, linking to the M6 at Junction 19 (Knutsford) approximately 15 miles to the north east, while the M56 and M53 are within approximately 30 minutes' drive.

The property benefits from a catchment population of more than 6 million people within a one-hour drive, supporting both the wedding and hospitality trade and wider commercial potential.







ABBNEYWOOD HOUSE

The elegant Edwardian country house, extending to approximately 9,800 sq. ft. dates from 1908 and forms the centrepiece of the estate.

The property is currently used partly as the owner's private residence together with providing guest accommodation for the wider business but could if required revert to an individual house or perhaps be converted into apartments, subject to obtaining planning permission and any other necessary consents.

ACCOMMODATION

Ground Floor

- Entrance hallway
- Reception area
- Rain hallway
- WC
- Domestic kitchen
- Main dining / function room
- Lounge area
- Study

First Floor

- Seven double bedrooms
- Linen store

Second Floor

Self-contained family suite (currently utilised as potential manager's accommodation) including:

- Three double bedrooms
- Two bathrooms
- Kitchen/diner
- Open landing area with two sofa beds
- Roof storage



OWNERS / STAFF ACCOMMODATION — THE BUTLERS QUARTERS

The self-contained Butlers Quarters provides private owners' or staff accommodation with its own entrance, parking and garden area.

Ground floor:

- Kitchen
- Dining room
- Living room
- Bathroom
- Laundry area
- Office

First floor:

- Two double bedrooms (one with dressing area)
- Additional smaller bedroom with bunk beds

This accommodation could readily be incorporated into the wider business operation, increasing the number of guest bedrooms.

ADDITIONAL BUILDINGS

The outbuildings comprise:

STABLES

Five traditional stables together with a garage store.

BRIDAL SUITE

A dedicated bridal preparation suite comprising:

Ground floor

- Preparation room
- Shower room

First floor

- Large double bedroom
- En-suite bathroom

BARN

A substantial barn building including:

Ground floor

- Five-bay garages currently used for storage, workshop and stores

First floor

- Large open-plan room (approx. 100 capacity theatre style) accessed via external staircase and currently unused, offering potential for additional event or function use.

WOODSIDE COTTAGES

Guest accommodation comprising:

Ground floor

- Self-contained accessible suite with open plan living/kitchen area
- Double bedroom
- Accessible shower room

First floor

- Two self-contained double bedrooms with en-suite shower rooms

It is feasible that an incoming purchaser might want to consider developing the various outbuildings for alternative use such as residential, subject to obtaining planning permission and any other necessary consents.



EVENTS & HOSPITALITY FACILITIES

THE GLASSHOUSE

A striking contemporary glazed event space capable of accommodating up to 165 guests for banqueting, creating a unique setting for weddings, celebrations and corporate events. The Glasshouse connects directly to the Garden Café via a glazed link.

GARDEN CAFÉ & ORANGERY

The Garden Café and Orangery provide a popular daytime dining destination, that is also used for functions and events.

The accommodation comprises:

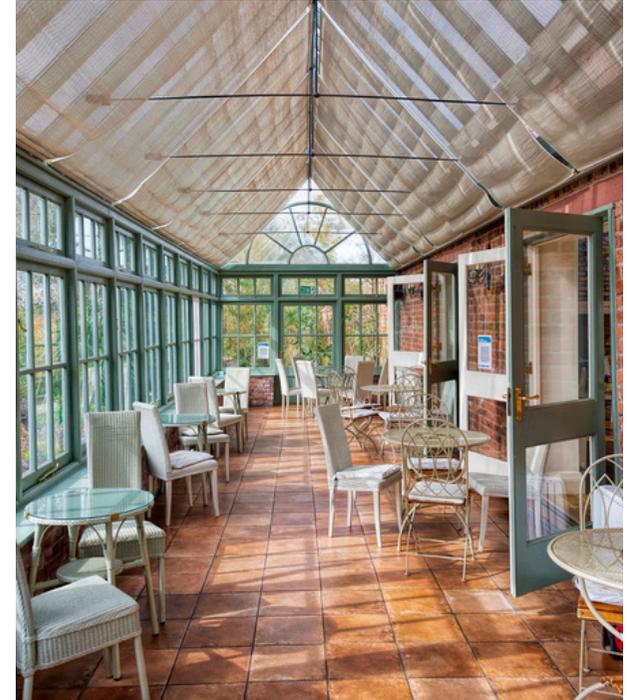
- Main entrance
- Servery and till area
- Café seating (approx. 50 covers)
- Orangery seating (approx. 30 covers)
- Fully fitted commercial kitchen
- Stores and office
- Accessible WC facilities

ANCILLARY AREAS

Abbeywood Estate benefits from extensive back-of-house facilities to support the hospitality operation, including:

- Commercial catering kitchen with wash-up area
- Cold store and dry store
- Beer, wine and spirits cellar
- Laundry and linen stores
- Housekeeping storage
- Administration office
- Male, female and accessible WCs
- Boiler room
- Floristry / gift shop







EXTERNAL AREAS

The Abbeywood Gardens, which are RHS accredited, feature beautifully designed formal gardens with structured planting, water features and carefully curated landscaping, creating a series of distinctive garden rooms and seasonal displays.

Garden features include:

- Glasshouse Borders
- The Tropical Garden
- The Pool Garden
- The Chapel Garden
- Pergola Walk
- Heated greenhouses for exotic and tropical plants
- Extensive lawns and woodland areas

The estate benefits from a surfaced car park providing approximately 40 spaces, with additional overspill parking available within the grounds.

Given the scale of the landholding, the grounds may also present longer-term opportunities for further diversification, such as the potential development of lodges, eco-accommodation or additional hospitality uses (subject to obtaining the appropriate planning permission and consents).

SERVICES

We understand that the property is connected to mains electricity and water. Drainage is via two septic tank installations. Heating and hot water are provided by a combination of oil and LPG-fired boilers located within various buildings across the estate.

The property benefits from:

- Fire alarm system
- Security system & CCTV



DEVELOPMENT AND FUTURE POTENTIAL

The estate occupies an attractive rural setting but is in close proximity to major population centres. It provides a compelling opportunity for a range of alternative or complementary uses, subject to planning.

Potential options could include:

- Occupation as a single private dwelling
- Residential redevelopment of the estate and buildings
- Luxury lodge or holiday accommodation development
- Expansion of the hospitality or accommodation offering
- Wellness retreat or destination leisure resort
- Boutique countryside residential scheme

The scale of the landholding offers flexibility for sensitive low-density development, while maintaining the character and appeal of the wider estate.

TRADING INFORMATION

The estate currently operates as a family-run wedding and hospitality business, hosting approximately 70–80 weddings annually in addition to café and food and beverage operations.

Further financial information will be provided to seriously interested parties upon completion of a Non-Disclosure Agreement (NDA).

BUSINESS RATES/COUNCIL TAX

The business rates are payable to Cheshire West and Chester Council. We understand that the rateable value for the year commencing 1st April 2026 is £12,500. (Gardens & Cafe).

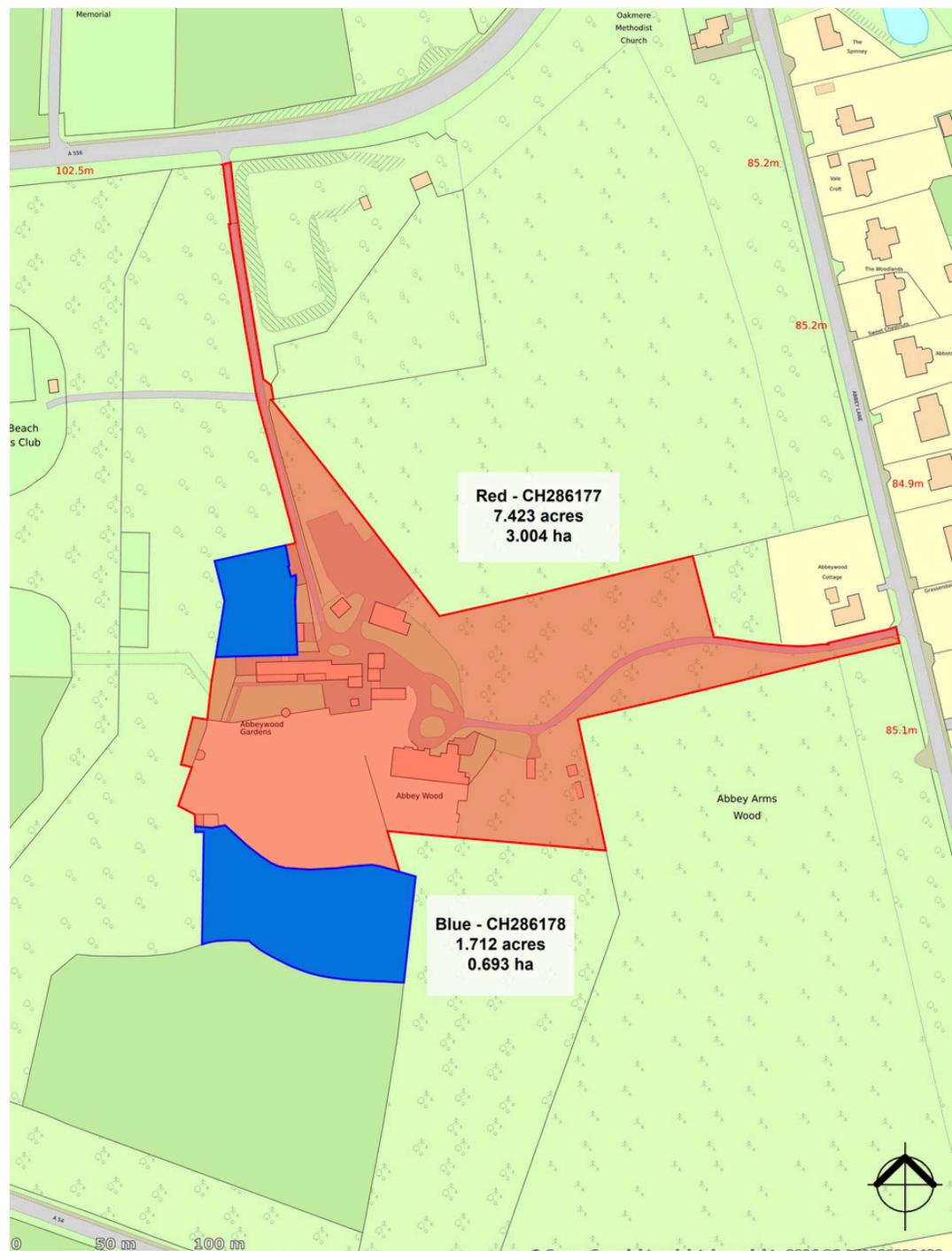
The property is assessed for Council Tax purposes as Band H, £4,990.00 for 2026/2027.

FIRE RISK ASSESSMENT

Our clients has advised that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).







PLANNING

We are advised that the property is not listed and has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority (Cheshire West and Chester Council) in this regard.

TITLE

The freehold property is held under two separate titles (CH2861777 and CH286178).

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the properties various EPC's are available upon request.

FURTHER INFORMATION

Further information can be found on the Abbeywood Estate website at: www.abbeywoodestate.co.uk

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.

ASKING PRICE

Offers in excess of £4,500,000 for the freehold interest in the property. As a retirement sale the vendor would consider a sale as a private dwelling, re-development opportunity or as a going concern business.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/ solicitor for professional advice in this respect.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases and we would be happy to assist with introductions if required.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, staff or management.

To arrange a viewing please contact:



HUGH ANDERSON

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07970 690 344



MARTIN DAVIS

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