

LANE FARM

WILLINGTON, MALPAS, SY14 7LG



TO LET



General Description

Lane Farm is a Grade II listed farmhouse offering an excellent opportunity to rent a well-equipped rural holding comprising a traditional four-bedroom detached farmhouse, a range of useful farm buildings and approximately 41.73 acres of permanent pasture, available as a whole on a **Farm Business Tenancy**.

The farmhouse is approached via an attractive horseshoe driveway and sits within a generous farmyard, accompanied by a range of agricultural buildings suitable for livestock, storage or general farming operations. The land extends to approximately 40.73 acres, incorporating productive grazing land, ponds, woodland habitats and mature hedgerow boundaries, creating an attractive and versatile holding.

Situated in the peaceful countryside surrounding Willington, close to Malpas, the property offers an excellent balance of rural seclusion whilst remaining accessible to nearby villages and transport links. The holding is ideally suited to livestock enterprises, equestrian uses (subject to the tenancy agreement) or mixed farming businesses.

Available on a Farm Business Tenancy, Lane Farm presents a rare opportunity to secure a well-maintained smallholding in a highly desirable rural location.



Area Comments

Lane Farm occupies an attractive rural position within Willington, near Malpas, surrounded by open Cheshire countryside. The area is well known for its livestock and mixed farming enterprises and offers easy access to neighbouring villages whilst remaining within comfortable travelling distance of Chester, Wrexham and Nantwich.

The surrounding area provides an excellent environment for agricultural businesses, with strong demand for quality grazing land and well-equipped farm holdings.

Farm Buildings Schedule

Former Stable Block	Traditional building suitable for livestock or storage
Garage	Detached garage/workshop
Traditional Farm Buildings	Useful range of agricultural buildings surrounding the yard



Key Information

FARMHOUSE

- Detached four-bedroom farmhouse
- Horseshoe driveway
- Currently undergoing refurbishment

LAND

- Approximately 41.73 acres (16.89 hectares)
- Permanent grassland
- Ponds and woodland habitats
- Mature hedgerow boundaries



	Acres	Hectares
Land to the north	36.15	14.63
Farmyard and buildings	0.70	0.28
Land to the south	4.88	1.97
Total	41.73	16.89

Key Information

RENT

Guide rent: £30,000 per annum payable quarterly in advance.

DEPOSIT

The landlord will require a deposit being the equivalent of six weeks rent.

TENURE

Available on a Farm Business Tenancy

FARM BUILDINGS

- Range of traditional and modern agricultural buildings
- Suitable for livestock, machinery and general storage

TENDOR

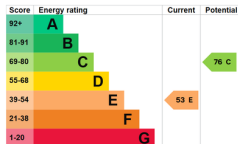
Interested parties are asked to complete a tender form with details of their proposed use, farming experience and financial information.

RENT SMART WALES

This letting will not come under Rent Smart Wales legislation.

EPC

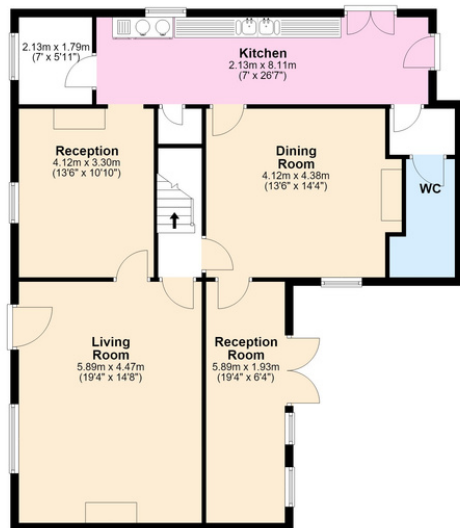
The current EPC rating is E.





Ground Floor

Approx. 105.1 sq. metres (1131.5 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.7 sq. feet)





Viewings

Strictly by appointment through
Oakwood Property Services

☎ 0161 941 4228

📧 enquiries@oakwoodpropertyservices.co.uk

Please do not attend the site without prior appointment. The site is an operational farm so viewers must take appropriate precautions. Children will not be permitted on viewings.

Anti Money Laundering and Right to Rent

In accordance with legal requirements, prospective tenants will be required to provide proof of ID and address.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Particulars correct as 6th July 2026.