



MELLER SPEAKMAN



The Mere Estate Cheshire



The Mere Estate

Cheshire

Knutsford 3 miles | Manchester 16 miles | London 186 miles

The Mere Estate is a traditional country estate located in the heart of Cheshire, offering a diverse and well-balanced mix of productive arable land, pasture and amenity woodland, complemented by an extensive residential portfolio.

The Estate includes an attractive residential portfolio of 27 properties, 1 commercial property and circa 154 acres of pastureland/woodland, providing significant and reliable income potential. Beyond its residential offering, the landholding features a further circa 27.84 acres (11.26 ha) of paddock and arable land together with various blocks of amenity woodland extending to circa 126.83 acres (51.32 ha), contributing both commercial value and environmental appeal.

About 154.67 acres (62.59 hectares) in total

For sale as a whole

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MELLER SPEAKMAN

mellerspeakman.com

The Estate

Mere Estate is an exceptional traditional country estate occupying a prime position in the heart of Cheshire, combining an outstanding rural setting with excellent connectivity to the North West's principal commercial centres. The Estate extends across an attractive and varied landscape, comprising a well-balanced mix of productive pastureland, mature amenity woodland and arable and an extensive residential portfolio, creating a rare opportunity to acquire a substantial and diversified estate.

The Mere Estate presents an exceptional collection of 28 character properties set within the heart of the Cheshire countryside, combining period charm, architectural heritage and idyllic rural surroundings. Fourteen properties are situated within the historic core of the estate, nestled amongst mature gardens, woodland and parkland, while the remaining homes occupy attractive nearby village and countryside locations, each enjoying its own distinctive setting and outlook. Together, they offer a rare opportunity to acquire a diverse residential estate of enduring appeal.

- **The Walled Garden** – An exceptional six-bedroom former Victorian kitchen garden, beautifully converted to create a unique family home set within Grade II* listed walled gardens, complemented by outbuildings, garaging and adjoining paddock land.
- **The Stable Block** – A charming collection of six beautifully converted period cottages arranged around a picturesque cobbled

courtyard, offering two- and four-bedroom accommodation with private gardens, parking and selected garages.

- **The Donkey Shed, Mere Hall Lodge & Old Haybarn Cottage** – Distinctive homes ranging from a charming detached former farm building to a delightful lodge and character cottage with mature gardens and rural views.
- **Sawpit & Faraway Cottages, Kennelwood Cottage** – Picturesque country cottages tucked away within the estate, offering privacy, generous gardens and excellent potential for enhancement.

Beyond the estate core is a varied selection of detached and semi-detached homes, each offering individual character, generous gardens and peaceful surroundings.

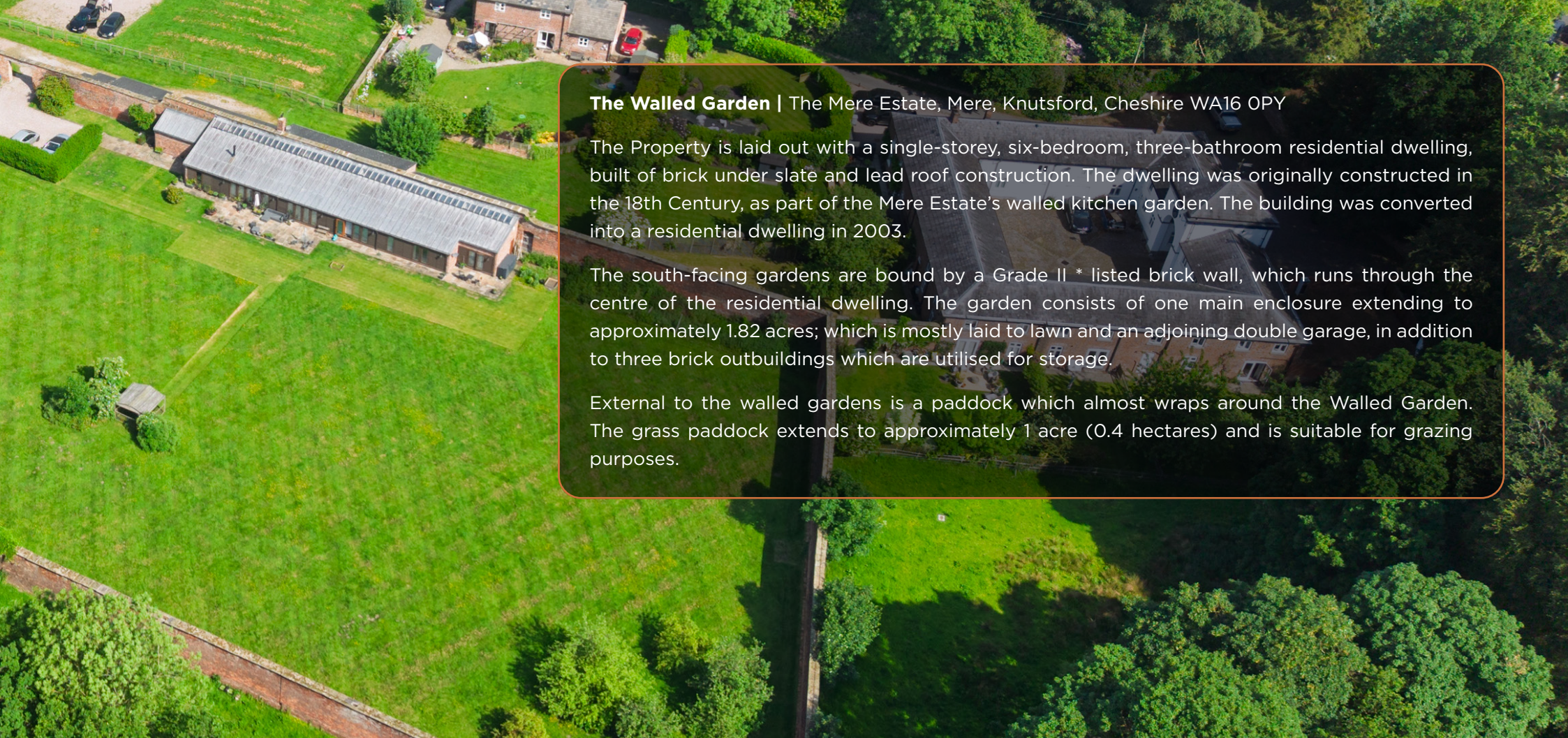
- **Mere Village Cottage, Smithy Cottage, Mere Corner Cottage, Smithy House & School House** – A collection of attractive village homes, from charming three-bedroom cottages to substantial detached family residences, all benefiting from generous gardens, off-road parking and an enviable position within the sought-after village of Mere.
- **New Cottages, New York Cottages & Moss Lane Cottages** – Attractive terraces of traditional two-bedroom cottages, enjoying village and semi-rural settings, with Moss Lane Cottages particularly benefiting from far-reaching countryside views.



Services:

Water – Mains
Heating – Oil
Electricity – Mains
Sewerage – Septic Tank
EPC Rating – D (56)
Council Tax Band – Residential (H)

NOTE: Shared septic tank with the Stable Block.

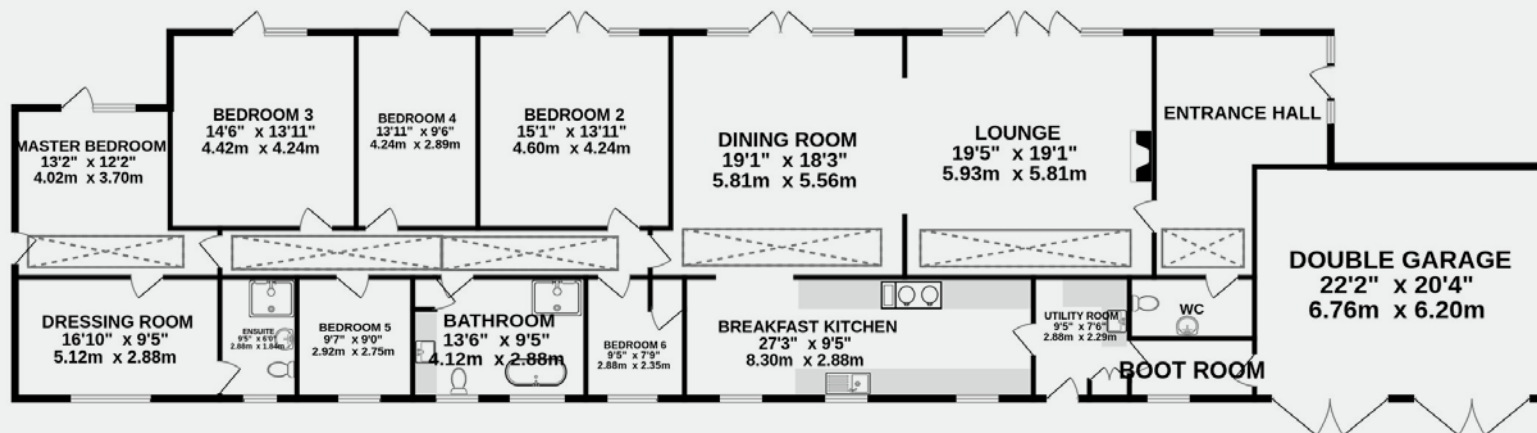


The Walled Garden | The Mere Estate, Mere, Knutsford, Cheshire WA16 0PY

The Property is laid out with a single-storey, six-bedroom, three-bathroom residential dwelling, built of brick under slate and lead roof construction. The dwelling was originally constructed in the 18th Century, as part of the Mere Estate's walled kitchen garden. The building was converted into a residential dwelling in 2003.

The south-facing gardens are bound by a Grade II * listed brick wall, which runs through the centre of the residential dwelling. The garden consists of one main enclosure extending to approximately 1.82 acres; which is mostly laid to lawn and an adjoining double garage, in addition to three brick outbuildings which are utilised for storage.

External to the walled gardens is a paddock which almost wraps around the Walled Garden. The grass paddock extends to approximately 1 acre (0.4 hectares) and is suitable for grazing purposes.



The Walled Garden

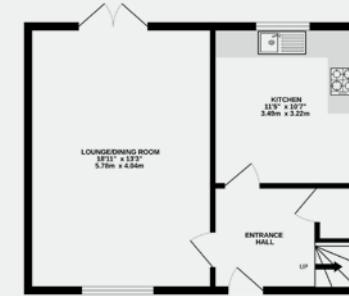
3424 sq.ft. (318.1 sq.m.) approx.



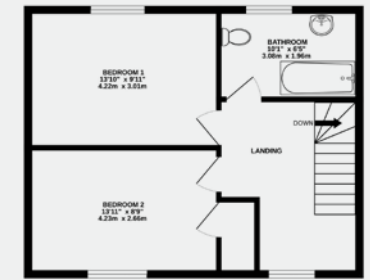
Park View | The Mere Estate,
Mere, Knutsford, Cheshire
WA16 0PY

Park View is a two-bedroom house in the stable block complex.

Ground Floor



1st Floor

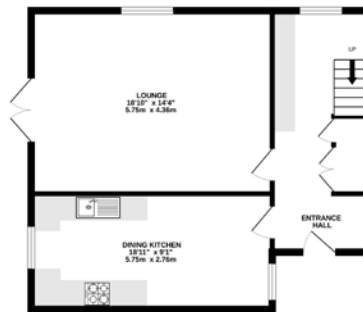


902 sq.ft. (83.8 sq.m.) approx.

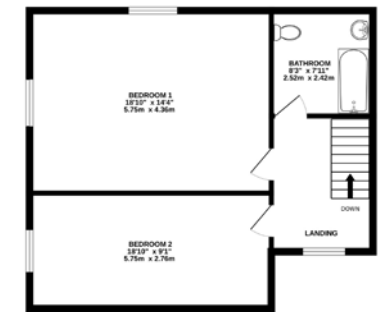
Wall Cottage | The Mere Estate,
Mere, Knutsford, Cheshire
WA16 0PY

Wall Cottage is a two-bedroom house in the stable block complex.

Ground Floor



1st Floor

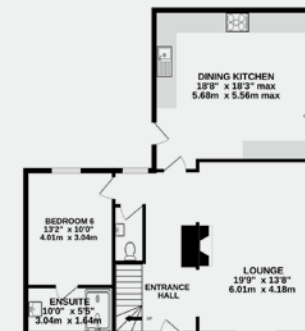


1181 sq.ft. (109.8 sq.m.) approx.

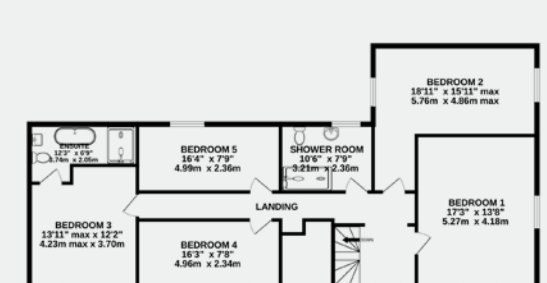
Gardeners Cottage | The
Mere Estate, Mere, Knutsford,
Cheshire WA16 0PY

Gardener's Cottage is a four-bedroom house in the stable block complex.

Ground Floor



1st Floor



2179 sq.ft. (202.5 sq.m.) approx.

Stable Block

Six residential properties sit within the stable block complex. This includes Park View, Wall Cottage, Courtyard Cottage, Stables Cottage, Clock House and Gardeners Cottage.

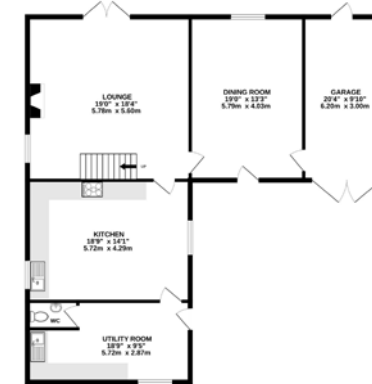
The development comprises an attractive courtyard conversion of six well-maintained residential properties, offering a range of accommodation sizes to appeal to a broad tenant market. Each property has been thoughtfully converted and is presented to a good standard, benefitting from their own private gardens together with dedicated parking. The attractive courtyard setting provides a pleasant environment while maintaining privacy for individual occupiers.



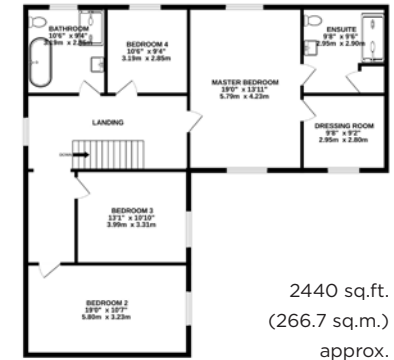
Clock House | The Mere Estate,
Mere, Knutsford, Cheshire
WA16 0PY

The Clock House is a four-bedroom house in the stable block complex.

Ground Floor



1st Floor

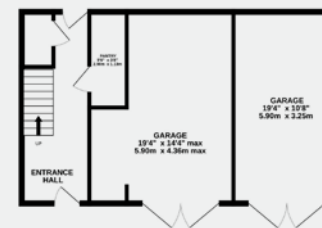


2440 sq.ft.
(266.7 sq.m.)
approx.

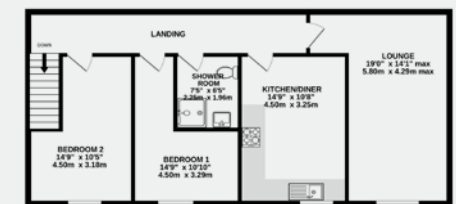
Courtyard Cottage | The
Mere Estate, Mere, Knutsford,
Cheshire WA16 0PY

Courtyard Cottage is a two-bedroom flat in the stable block complex.

Ground Floor



1st Floor

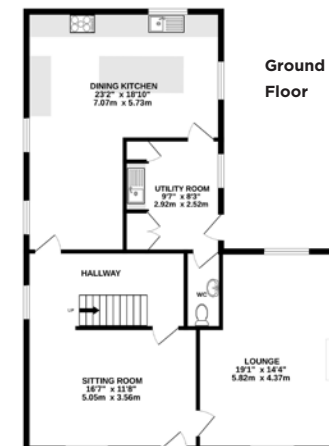


1401 sq.ft. (130.1 sq.m.) approx.

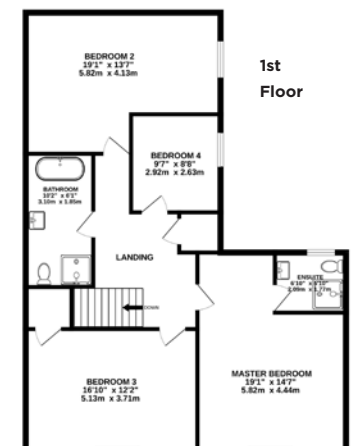
Stables Cottage | The Mere
Estate, Mere, Knutsford,
Cheshire WA16 0PY

Stables Cottage is a four-bedroom house in the stable block complex.

Ground
Floor



1st
Floor



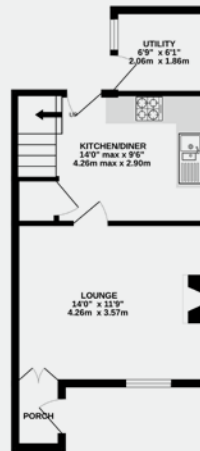
2046 sq.ft. (190.1 sq.m.) approx.

1, 2 & 3 New Cottages | Warrington Road, Mere, Knutsford, Cheshire WA16 0QB

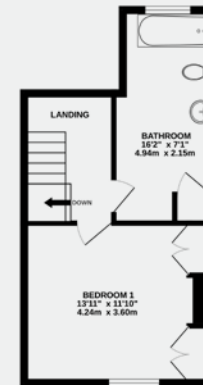
New Cottages are a row of three terraced cottages located on Warrington Road (A50). The properties are all two-bedroom, two-storey residential dwellings constructed of brick under a tiled roof.

1 New Cottage

Ground Floor



1st Floor



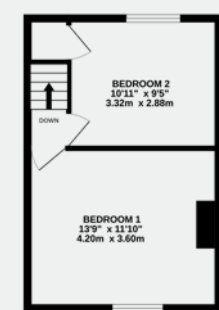
683 sq.ft. (63.5 sq.m.) approx.

2 New Cottage

Ground Floor



1st Floor



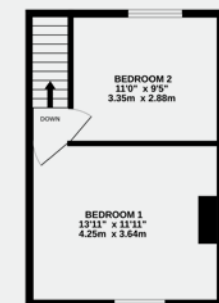
673 sq.ft. (62.5 sq.m.) approx.

3 New Cottage

Ground Floor



1st Floor



712 sq.ft. (66.1 sq.m.) approx.





2, 5 & 6 New York Cottages | Bowden View Lane, Mere, Knutsford, Cheshire WA16 0QD

2, 5 and 6 New York Cottages form part of a row of terraced cottages, located on Bowden View Lane. The properties are all two-bedroom, two-storey residential dwellings constructed of brick under a tiled roof.

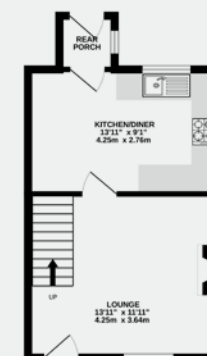
The dwellings feature gardens to the rear and road parking to the front. 6 New York Cottage

is an end of terrace dwelling, and benefits from a significantly larger garden to the rear.

5 New York Cottage benefits from a semi-detached garage.

2 New York Cottage 594 sq.ft. (55.1 sq.m.) approx.

Ground Floor

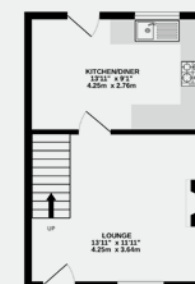


1st Floor

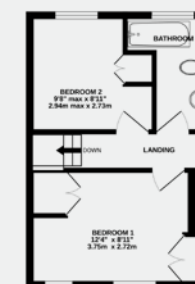


5 New York Cottage 770 sq.ft. (71.6 sq.m.) approx.

Ground Floor



1st Floor

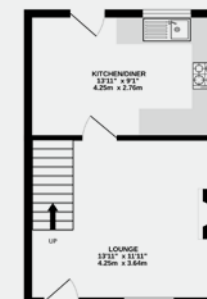


Garage



6 New York Cottage 557 sq.ft. (53.6 sq.m.) approx.

Ground Floor



1st Floor





1, 2 & 3 Moss Lane Cottages | Moss Lane, Mere, Knutsford, Cheshire WA16 OTA

Moss Lane Cottages are a row of three terraced cottages located on Moss Lane. The properties are all two-bedroom, two-storey residential dwellings constructed of brick under a tiled roof. The dwellings feature gardens to the front and sides and parking to the rear. 3 Moss Lane Cottage having been extended to the rear (single storey) to provide additional living space.

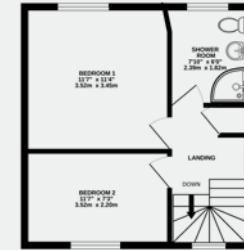


1 Moss Lane Cottage 724 sq.ft. (67.2 sq.m.) approx.

Ground Floor



1st Floor



2 Moss Lane Cottage 729 sq.ft. (67.7 sq.m.) approx.

Ground Floor



1st Floor



Store



3 Moss Lane Cottage 949 sq.ft. (88.2 sq.m.) approx.

Ground Floor



1st Floor



Store



The Donkey Shed | The Mere Estate, Mere, Knutsford, Cheshire WA16 OPY

The Donkey Shed is a detached, two-storey, three-bedroom residential property, built of brick under a tiled roof construction. The property benefits from a lawned garden, in addition to off-road parking.

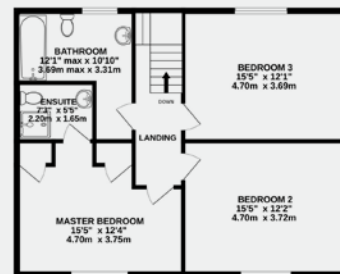


The Donkey Shed 1866 sq.ft. (173.4 sq.m.) approx.

Ground Floor



1st Floor



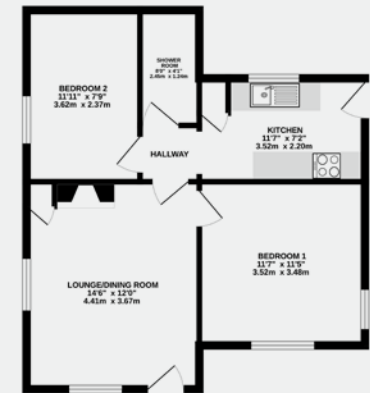
Mere Hall Lodge | The Mere Estate, Mere, Knutsford, Cheshire WA16 OPY

Mere Hall Lodge is a detached, single-storey residential lodge that benefits from two bedrooms. The residential dwelling is of brick under a tiled roof construction. The property is compact and located in a private setting within the Mere Estate, benefitting from its own parking and a small courtyard garden.

NOTE: Shared septic tank with the adjacent Mere Home Farm development (this is not part of the wider Mere Estate).

Mere Hall Lodge

527 sq.ft. (49.0 sq.m.) approx.





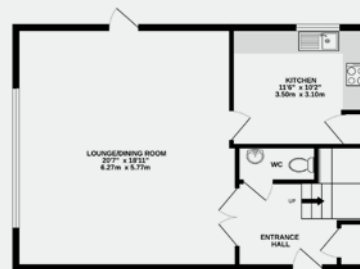
Old Haybarn Cottage (Residential) | The Mere Estate, Mere, Knutsford, Cheshire WA16 0PY

Old Haybarn Cottage consists of a semi-detached, two-storey residential dwelling, benefitting from two bedrooms and a further office room. The residential dwelling is of brick under slate roof construction. Externally, the dwelling benefits from parking to the front and a lawned garden to the side. The dwelling is attached to a commercial office building.

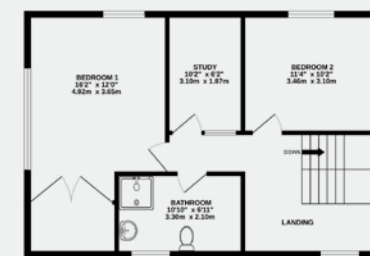
Old Haybarn Cottage (Residential)

1250 sq.ft. (116.1 sq.m.) approx.

Ground Floor



1st Floor



Old Haybarn (Commercial) | The Mere Estate, Mere, Knutsford, Cheshire WA16 0PY

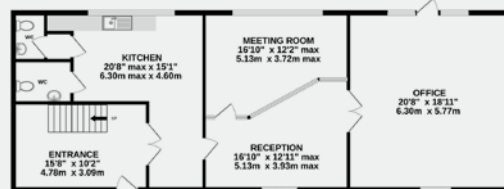
Attached to the residential cottage of the Old Haybarn, this property consists of a two-storey office building. The property benefits from three office/meeting rooms, a kitchen and three bathrooms.

NOTE: Shared septic tank with next door.

Old Haybarn Cottage (Commercial)

2007 sq.ft. (186.5 sq.m.) approx.

Ground Floor



1st Floor



Sawpit & Faraway Cottages | The Mere Estate,
Mere, Knutsford, Cheshire WA16 OPY

A pair of semi-detached consisting of two-storey, two bedroom cottages. Accessed off a private estate road forming part of the wider Mere Estate, and they benefit from a rural, secluded location.

The properties are of brick under a tiled roof construction and are generally in good condition. There is a huge opportunity to modernise and renovate the cottages, Faraway Cottage in particular, once Vacant Possession is achieved.

NOTE: Both properties are on lifetime tenancies, so no Vacant Possession. Shared septic tank.

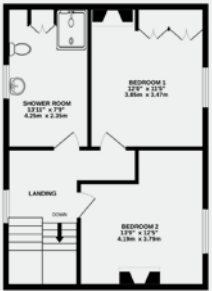


Sawpit Cottage 1487 sq.ft. (138.2 sq.m.) approx.

Ground Floor



1st Floor



Garage/Workshop

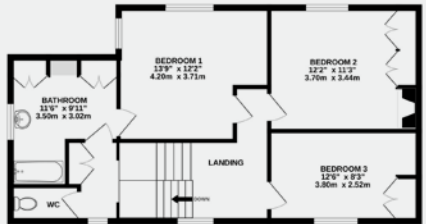


Faraway Cottage 1392 sq.ft. (129.3 sq.m.) approx.

Ground Floor



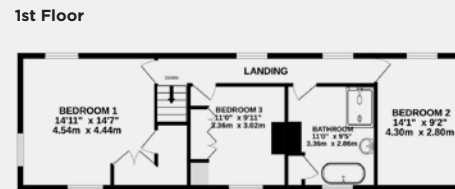
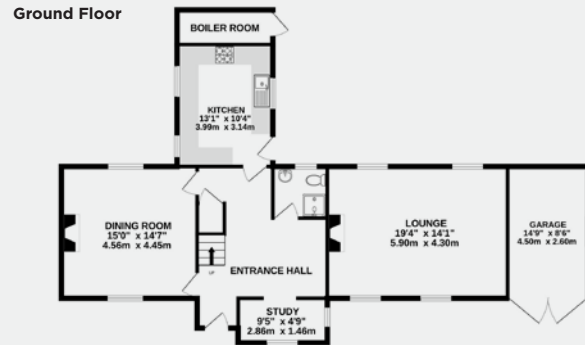
1st Floor



Kennelwood Cottage | The Mere Estate, Mere, Knutsford, Cheshire WA16 OPY

Accessed off a private estate road forming part of the wider Mere Estate, Kennelwood Cottage is a large, detached two-storey residential property.

It is of brick under slate roof construction and benefits from three-bedrooms, a generous wrap around garden and feature pond. Off-road parking as well as privacy being the last residential property on the track.



Kennelwood Cottage

1687 sq.ft. (156.7 sq.m.) approx.

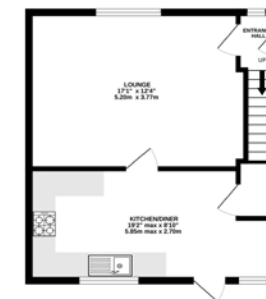
Mere Village Cottage | Chester Road, Mere, Knutsford, Cheshire WA16 OTD

Attached with Smithy Cottage, the two-storey property benefits from three bedrooms and a generous garden with parking to the rear. The property overlooks the Mere Parish & Bowles Club.

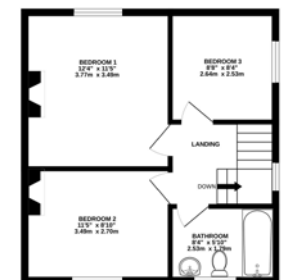


Mere Village Cottage 828 sq.ft. (76.9 sq.m.) approx.

Ground Floor



1st Floor



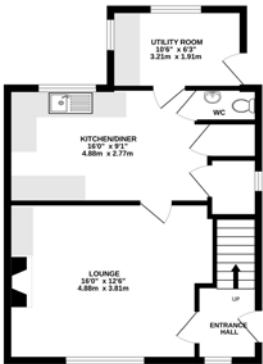
Smithy Cottage | Chester Road, Mere, Knutsford, Cheshire WA16 OTD

Attached with Mere Village Cottage, the two-storey property benefits from three bedrooms and a generous garden with ample parking to the rear. It shares a view of the Mere Parish & Bowles Club.



Smithy Cottage 918 sq.ft. (85.3 sq.m.) approx.

Ground Floor

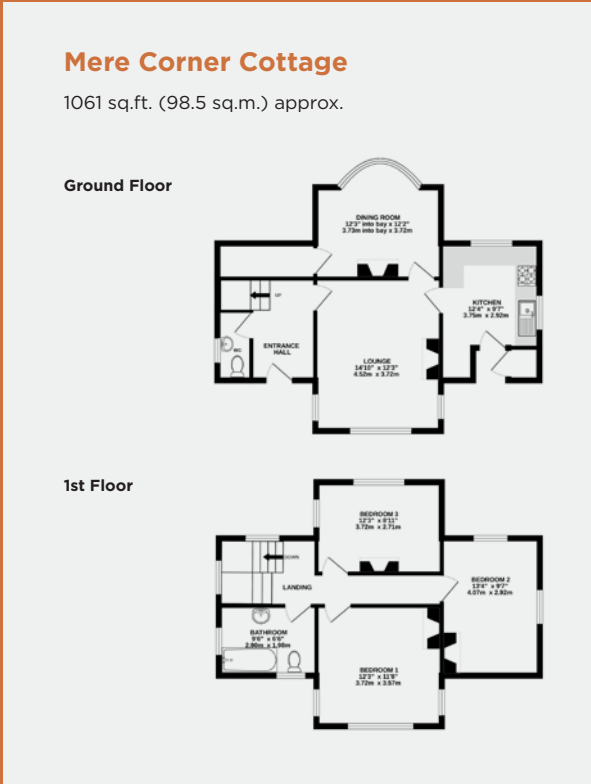


1st Floor



Mere Corner Cottage | Chester Road, Mere, Knutsford, Cheshire WA16 OTD

A large detached three-bedroom property, with generous wrap around gardens and off-road parking.



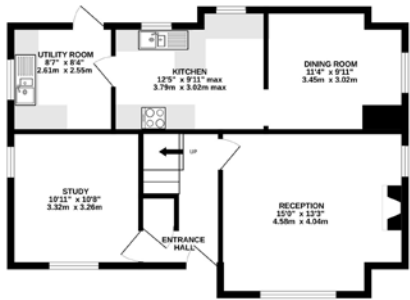
Smithy House | Chester Road, Mere, Knutsford, Cheshire WA16 OTD

A large detached four-bedroom property, with generous wrap around gardens and off-road parking.

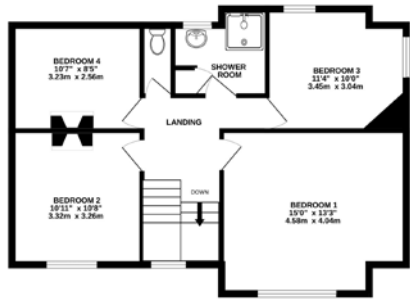


Smithy House 1315 sq.ft. (122.1 sq.m.) approx.

Ground Floor



1st Floor



School House | Chester Road, Mere, Knutsford, Cheshire WA16 0PU

School House consist of a large two-storey residential dwelling extending to approximately 140 square metres, benefitting from 4-bedrooms in addition to a separate office. Part of the property has a flying-freehold over part of the adjoining Day Nursery. The dwelling benefits from a garden to the rear, in addition to off-road parking for several vehicles and large timber outbuilding.

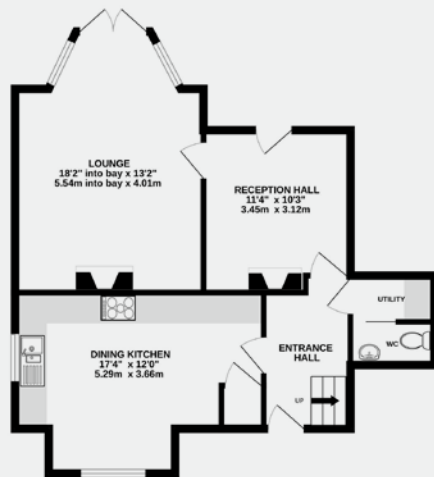


Woodland

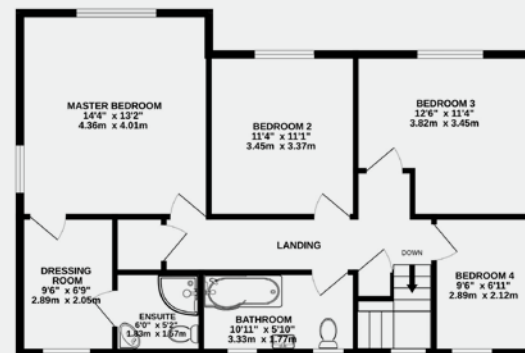
The woodland encompasses an extensive and diverse range of woodland extending to 126.83 acres, comprising a number of well-established woodland parcels and areas of mixed woodland. It is predominantly mature mixed woodland arranged across several enclosures and offering significant environmental, amenity and long-term management potential. The woodland enjoys good access with direct road access for most parcels and is free from public rights of way, presenting an attractive opportunity for conservation, recreation, forestry, and wider natural capital interests.

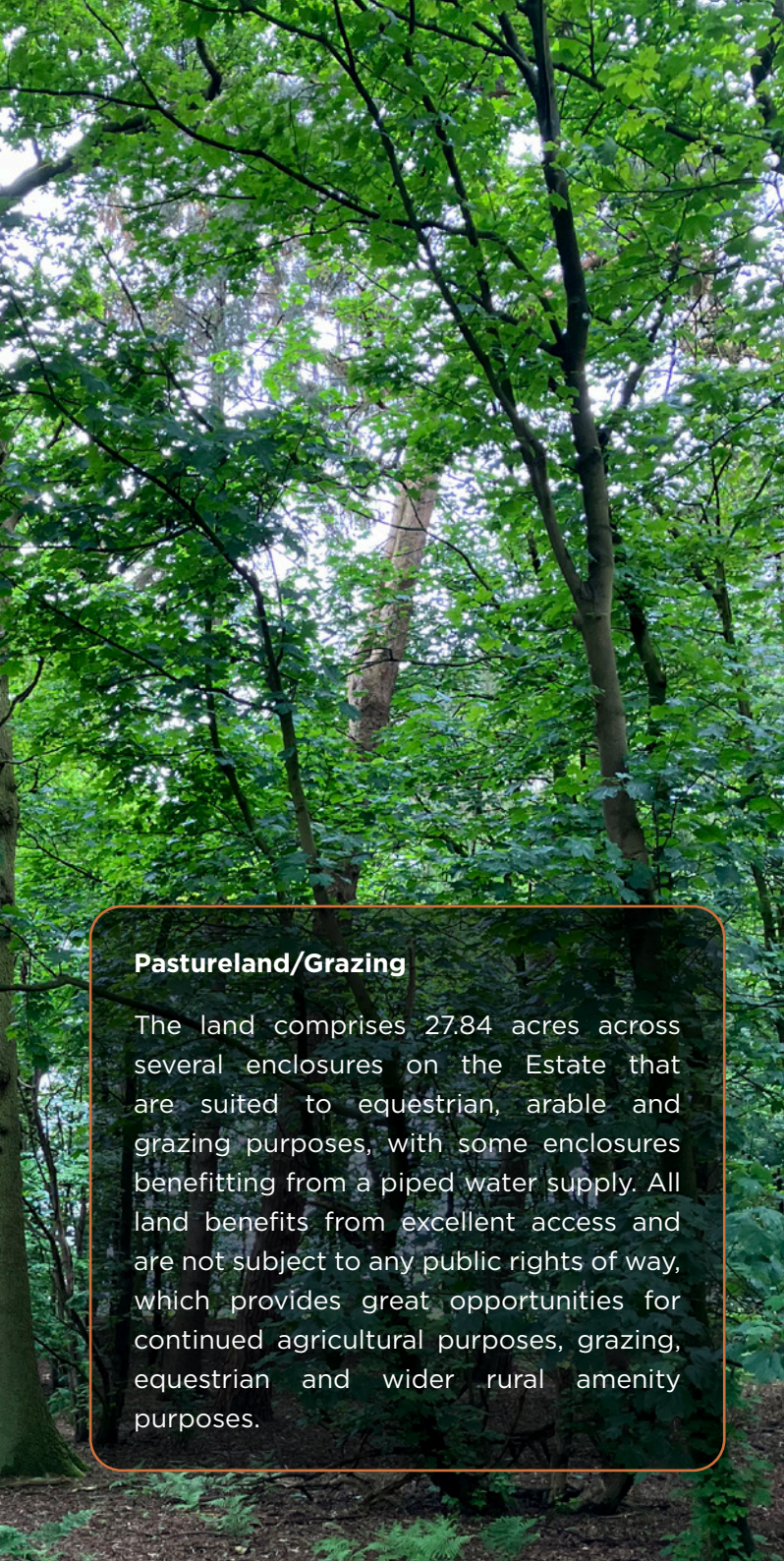
School House 1389 sq.ft. (129.1 sq.m.) approx.

Ground Floor



1st Floor





Pastureland/Grazing

The land comprises 27.84 acres across several enclosures on the Estate that are suited to equestrian, arable and grazing purposes, with some enclosures benefitting from a piped water supply. All land benefits from excellent access and are not subject to any public rights of way, which provides great opportunities for continued agricultural purposes, grazing, equestrian and wider rural amenity purposes.

The Mere Estate Property List

Name of Property	Tenancy/Lease
Walled Garden	APT
Park View	APT
Wall Cottage	APT
Gardeners Cottage	APT
Clock House	APT
Courtyard Cottage	APT
Stables Cottage	APT
1 New Cottage	Rent Act Tenancy
2 New Cottage	APT
3 New Cottage	APT
2 New York Cottages	APT
5 New York Cottages	APT
6 New York Cottages	Rent Act Tenancy
1 Moss Lane	APT
2 Moss Lane	APT
3 Moss Lane	APT
The Donkey Shed	Residential Lease
Mere Hall Lodge	APT
Old Haybarn Cottage	APT
The Old Haybarn	Commercial Lease
Sawpit Cottage	Rent Act Tenancy
Faraway Cottage	Rent Act Tenancy
Kennelwood Cottage	APT
Mere Village Cottage	APT
Smithy Cottage	APT
Mere Corner Cottage	APT
Smithy House	APT
School House	APT
Land at Chester Road (21.80 acres)	Lease
Paddocks, Mere Home Farm (5.01 acres)	Grazing Licence
In Hand Woodland (126.12 acres)	N/A
Land at Mere Corner	N/A

Services, Council Tax & EPC Rating:

Property	Water	Heating	Electricity	Sewerage	Council Tax	EPC
Walled Garden	Mains	Oil	Mains	Shared septic tank	H	D
Park View	Mains	Gas	Mains	Shared septic tank	D	E
Wall Cottage	Mains	Gas	Mains	Shared septic tank	D	E
Gardeners Cottage	Mains	Gas	Mains	Shared septic tank	G	E
Clock House	Mains	Gas	Mains	Shared septic tank	G	E
Courtyard Cottage	Mains	Gas	Mains	Shared septic tank	D	E
Stables Cottage	Mains	Gas	Mains	Shared septic tank	G	E
1 New Cottage	Mains	Gas	Mains	Mains	D	E
2 New Cottage	Mains	Gas	Mains	Mains	D	D
3 New Cottage	Mains	Gas	Mains	Mains	D	E
2 New York Cottages	Mains	Gas	Mains	Mains	D	D
5 New York Cottages	Mains	Gas	Mains	Mains	C	D
6 New York Cottages	Mains	Gas	Mains	Mains	D	D
1 Moss Lane	Mains	Oil	Mains	Septic Tank	E	D
2 Moss Lane	Mains	Oil	Mains	Septic Tank	D	E
3 Moss Lane	Mains	Oil	Mains	Septic Tank	D	E
The Donkey Shed	Mains	Gas	Mains	Septic tank	G	E
Mere Hall Lodge	Mains	Gas	Mains	Shared septic tank with third party	D	D
Old Haybarn Cottage	Mains	Gas	Mains	Shared septic tank	E	E
The Old Haybarn	Mains	Gas	Mains	Shared septic tank	D	D
Sawpit Cottage	Mains	Oil	Mains	Shared septic tank	F	E
Faraway Cottage	Mains	Oil	Mains	Shared septic tank	F	E
Kennelwood Cottage	Mains	Oil	Mains	Septic Tank	G	E
Mere Village Cottage	Mains	Gas	Mains	Mains	E	D
Smithy Cottage	Mains	Gas	Mains	Mains	E	D
Mere Corner Cottage	Mains	Gas	Mains	Mains	E	E
Smithy House	Mains	Gas	Mains	Mains	F	E
School House	Mains	Gas	Mains	Mains	F	C
Land at Chester Road (21.80 acres)	N/A	N/A	N/A	N/A	N/A	N/A
Paddocks, Mere Home Farm (5.01 acres)	Piped water supply	N/A	N/A	N/A	N/A	N/A
In Hand Woodland (126.12 acres)	N/A	N/A	N/A	N/A	N/A	N/A
Land at Mere Corner	N/A	N/A	N/A	N/A	N/A	N/A



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MELLER SPEAKMAN

Disclaimer: Prospective purchasers are advised that these sales particulars are intended as a general guide. No detailed survey has been undertaken and any floorplans provided may not be to scale. If there are specific factors that may influence your decision to purchase, we strongly recommend contacting us prior to arranging a viewing.