

# PARK FARM

Crowley | Cheshire

**barbers****RURAL**  
rural surveyors & property agents





# Park Farm

Crowley | Cheshire

CW9 6NX

Appleton 2.5 miles | Antrobus 3 miles | Stockton Heath 5.5 miles  
Northwich 7.5 miles | Warrington 8 miles  
M56 (Junc 9) 4.5 miles | Manchester airport 13 miles

THREE BEDROOM BARN CONVERSION,  
BARN WITH PRIOR APPROVAL FOR CONVERSION,  
RANGE OF VERSATILE FARM BUILDINGS AND 68.2 ACRES

Charming three-bedroom barn conversion  
Sought-after location with lovely views over farmland  
Brick barn with approval for conversion to residential

Range of useful and versatile farm buildings

Large hardcore yard area

Land all currently in pasture

68.2 Acres (27.60 Ha) in total

**bR**

### The Location

Park Farm is located in the gorgeous and popular Cheshire countryside surrounded by a network of quiet country lanes. Close by, within a few miles, are the hamlets of Appleton and Antrobus, both of which have village shops and there is a primary school at Antrobus. Secondary schools and a sixth form college are found in Northwich which was historically popular in Roman times due to the all-important salt mines. This thriving market town boasts a theatre, swimming pool, a museum and a host of other amenities. Stockton Heath, just over five miles away, benefits from boutique shops and restaurants. The county town of Chester, with its Roman walls, cathedral, racecourse and variety of schools, is less than an hour away.

The property is situated in a small cluster of houses accessed along a private drive and enjoys privacy with lovely views over open farmland. With the M56 just five miles away and Manchester Airport 13 miles away, this is an ideal location for those needing to travel for work.

### Park View

This traditional barn was converted in 2003 and is subject to an Agricultural Occupancy Restriction which limits occupation to those currently or previously employed in agriculture or forestry. More information is available from the Agents.

On the ground floor is a well-fitted kitchen, separate utility room, sitting/dining room with dual aspect windows, a wet room and a bedroom. To the first floor are two bedrooms, a bathroom and ample storage space. Further permission was granted in 2023 to extend the ground floor to incorporate a self-contained annexe.

Externally the gardens are mainly laid to lawn with mature shrub-filled borders and trees. There is a useful car port and covered storage area.

It is a very tranquil and peaceful location and would be perfect for those wanting to run a small business from home.





### Barn for conversion

This traditional brick barn extends to 1443 sq ft and has prior notification approval for conversion to residential use under Class Q. The plans propose an open-plan kitchen/living area, living room, utility, three bedrooms and a bathroom but these could be altered to suit individual needs subject to any further consent. Under Class Q conditions this development needs to be completed by November 2026.

Currently used for general storage, this is a wonderful opportunity for the buyer to put their personal stamp on the property and develop a lovely family home with space for animals or a wide variety of hobbies. There is no doubt that Park Farm as a whole offers a number of opportunities for extended family or to run a small business.



### Farm Buildings

There are an excellent range of modern steel portal-framed farm buildings (numbered three, four, five, six and seven on the plan) which are both useful and versatile.

Farm Buildings (numbers refer to adjacent block plan):

1. Park View barn conversion
2. Brick barn for conversion
3. Tin pole barn with lean to 60ft x 35ft
4. Steel portal-framed, open-fronted barn 40ft x 60ft
5. Workshop with full height sliding doors 60ft x 45ft
6. Cattle shed with half height concrete walls 45ft x 30ft
7. Livestock building 90ft x 40ft

### The Land

The farm extends to 68.2 Acres (27.60 Ha) in all. The land is all in grass and is separated in to a number of fields. A farm track runs centrally through the farm giving access to the fields to the west and south whilst the northern most field has road frontage with a roadside gate. The land is well-fenced, with water to most fields, and is therefore ideal for grazing of stock including horses.

The network of quiet country lanes and bridlepaths surrounding, together with local equestrian facilities, make this the ideal equestrian holding.



### Method of Sale

For sale by Private Treaty as a whole.

### Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

### Services

Oil-fired central heating, mains electricity and water, drainage to private septic tank.

There are solar panels on cattle shed (No 7 on block plan) which have not yet been fully commissioned.

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 up the drive and through the yard following the track.

Park View and Park Farm have the benefit of an unrestricted right of way up the drive from Caldwell's Gate Lane. At the point which the drive becomes owned by Park Farm then the other property owners have an unrestricted right of way to access their own properties utilising this drive.

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.

### Neighbour dispute

There is an ongoing dispute with the neighbour relating to damage on a gate. This is being resolved with the support of the police.

### Basic Payment Scheme

All future Basic Payment and any delinked payments are retained by the seller.

### Nitrate Vulnerable Zone

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

### Local Authority

Cheshire West & Chester Council - 0300 123 8123 The Portal, Wellington Road, Ellesmere Port CH65 0BA. [enquiries@cheshirewestandchester.gov.uk](mailto:enquiries@cheshirewestandchester.gov.uk)

### 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.

### Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk)

### Tax Band

Band D

### Location

Postcode: CW9 6NX

What3words: ///swims.helped.passwords

### 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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