On the instructions of Cheshire East Council



Online Auction

Thursday 17th December 2026

Leighton Hall Farm Barns, Middlewich Road, Leighton, Crewe, Cheshire, CW1 4QH

Sanderson Weatherall

Freehold part completed development opportunity including three barns arranged around a courtyard area, addition barn and garage block on a site area of approximately 1.08 acres (0.43 hectares)

- Guide Price: £200,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- On the instructions of Cheshire East Council
- Freehold residential development opportunity
- Part completed
- Including three barns arranged around a courtyard area, addition barn and garage block
- 3 x four bedroom houses, 3 x three bedroom houses
- 1.08 acres (0.43 hectares)
- The open-sided modern barn is currently occupied by the owner of the adjoining smallholding. Further details are contained in the legal pack



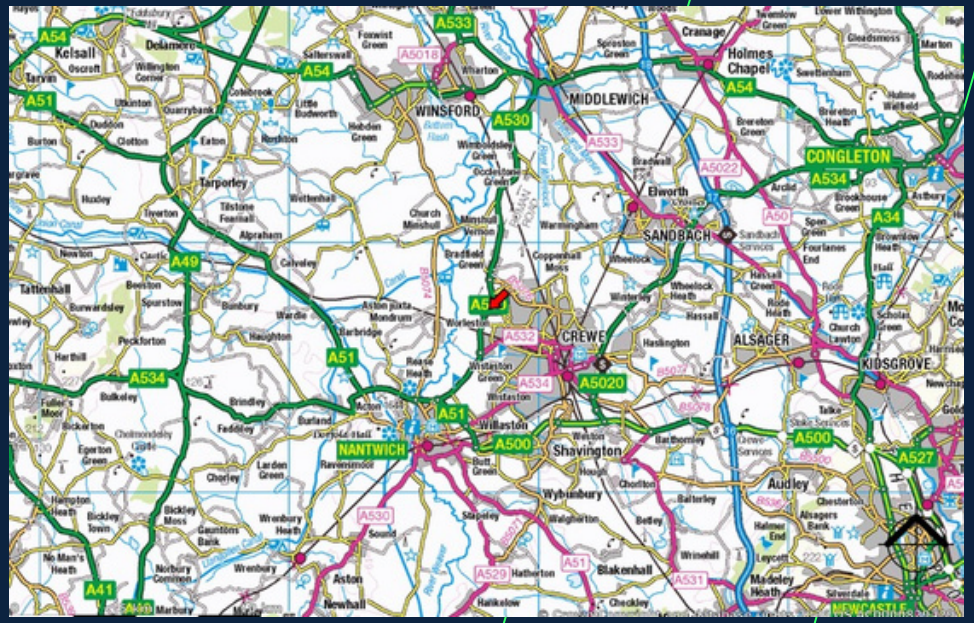
Location

Crewe is a developed, mixed-use, built-up area with a population of approximately 74,123 (census 2021). It is located approximately 33 miles south-west of Manchester and 13 miles north west of Stoke-on-Trent along the M6 corridor, junction 16 of the motorway is approximately 6.3 miles north-east of the property via the A534.

Leighton Hall Farm Barns are situated to the east of Middlewich Road (A530) in Leighton and to the north of Brian Palin Way, approximately, 1.9 miles to the north-west of Crewe town centre.

The surrounding area is predominantly agricultural in use. The property is bounded by Middlewich Road to the west, the newly constructed Brian Palin Way to the south and situated directly to the north is Leighton Hall Farm.

What3words: ///scout.bother.launch





Description

The property comprises the former Leighton Hall Farm barn buildings on a site extending to circa 1.08 acres (0.43 hectares). The buildings comprise three predominately two storey barns of red Cheshire Brick construction under dual pitched slate covered roofs, arranged in a 'U-shape' around a central yard area, a garage block of brick construction under a pitched slate covered roof and a newer built open sided barn building under corrugated roof.

Barn 1 (to provide Units 1 & 2)

The largest of the main brick built barn buildings is of an 'L' shaped configuration and comprises the southernmost element. The property is predominantly two storey and of brick construction, although with an attached single storey section to the west. The roofs are dual pitched and slate covered, with one dormer style window to the western side of the main roof, facing north. There are several door and window openings to the ground floor, although fenestration is limited to the upper level - both the front and the rear. Internally, the accommodation is divided into several separate chambers/rooms – which we understand were formerly used for animal pens and general workshop/storage space. The ground floor is solid with unfinished concrete, and the first floor is suspended timber.

Barn 2 (to provide Units 3 & 4)

To the north-east of Barn 1 is a further two storey building, again of brick construction under dual pitched state covered roof, but with single storey additions to the front and rear. Barn 2 is partially connected to Barn 1 via a dual pitched roof section, which is open beneath and which forms a covered way. Internally, the accommodation provides a similar basic standard to Barn 1, although this element had formerly provided a milking parlour to the ground floor and, as such, the front section contains a slurry pit.

Barn 3 (to provide Units 5 & 6)

The property is located to the north of the courtyard. The conversion of this building is substantially complete, to first fix completion. Barn 3 has been sub-divided to create two semi-detached properties (to be known as Units 5 and 6). Internally, the buildings have been provided with in-situ cast insulated concrete floor (incorporating pipework for underfloor heating), upon which an internal inner leaf of blockwork has been constructed with insulated cavity. Most of the original timber beams have been retained to support the first floor, which has been formed with a chipboard sheet covering. Some of the internal areas to the first floor of the units have been studded to form the shower-room and adjacent walk-in wardrobe, and various areas had been plastered. Internal staircases are provided to both units.

Description - cont'd

Garage Block
The Garage Block is located to the west of the site. The building is of brick construction surmounted by a dual pitched slate covered roof. The building has 6 bays.

Open Sided Barn (to create garden area for Unts 3 & 4)
The Open Sided barn is the most easterly building on site. This is an open sided newer built barn surmounted by an asbestos corrugated roof. This barn proposed to be demolished to accommodate garden area for Units 3 and 4 (Barn 2).

Planning

Further information can be found at Cheshire East Council (0300 126 3000) www.cheshireeast.gov.uk

Planning permission was granted on 19/01/2015 for the conversion of redundant agricultural buildings to residential use. The development has commenced, but remains part completed.

Unit 1
Ground floor: Entrance hall; kitchen; utility; study; WC; dining room; sun room.
First Floor: 4 bedrooms (1 x ensuite) and family bathroom

Unit 2
Ground floor: Entrance hall; kitchen; utility; lounge; WC; dining room.
First Floor: 4 bedrooms (1 x ensuite) and family bathroom

Unit 3
Ground floor: Entrance hall; kitchen; utility; lounge dining; WC.
First Floor: 3 bedrooms (1x ensuite) and family bathroom

Unit 4
Ground floor: Entrance hall; kitchen; utility; WC; dining room.
First Floor: 3 bedrooms (1 x ensuite) and family bathroom

Unit 5
Ground floor: Entrance hall; kitchen; utility; lounge; WC.
First Floor: 4 bedrooms (1 x ensuite) and family bathroom

Unit 6
Ground floor: Entrance hall; kitchen, lounge; WC.
First Floor: 3 bedrooms (1 x ensuite) and family bathroom

Each of the units will benefit from a single garage within the terraced garage block. Each garage is approximately 3.5m x 4.8m, with the garage block measuring 22m x 4.8m in total.













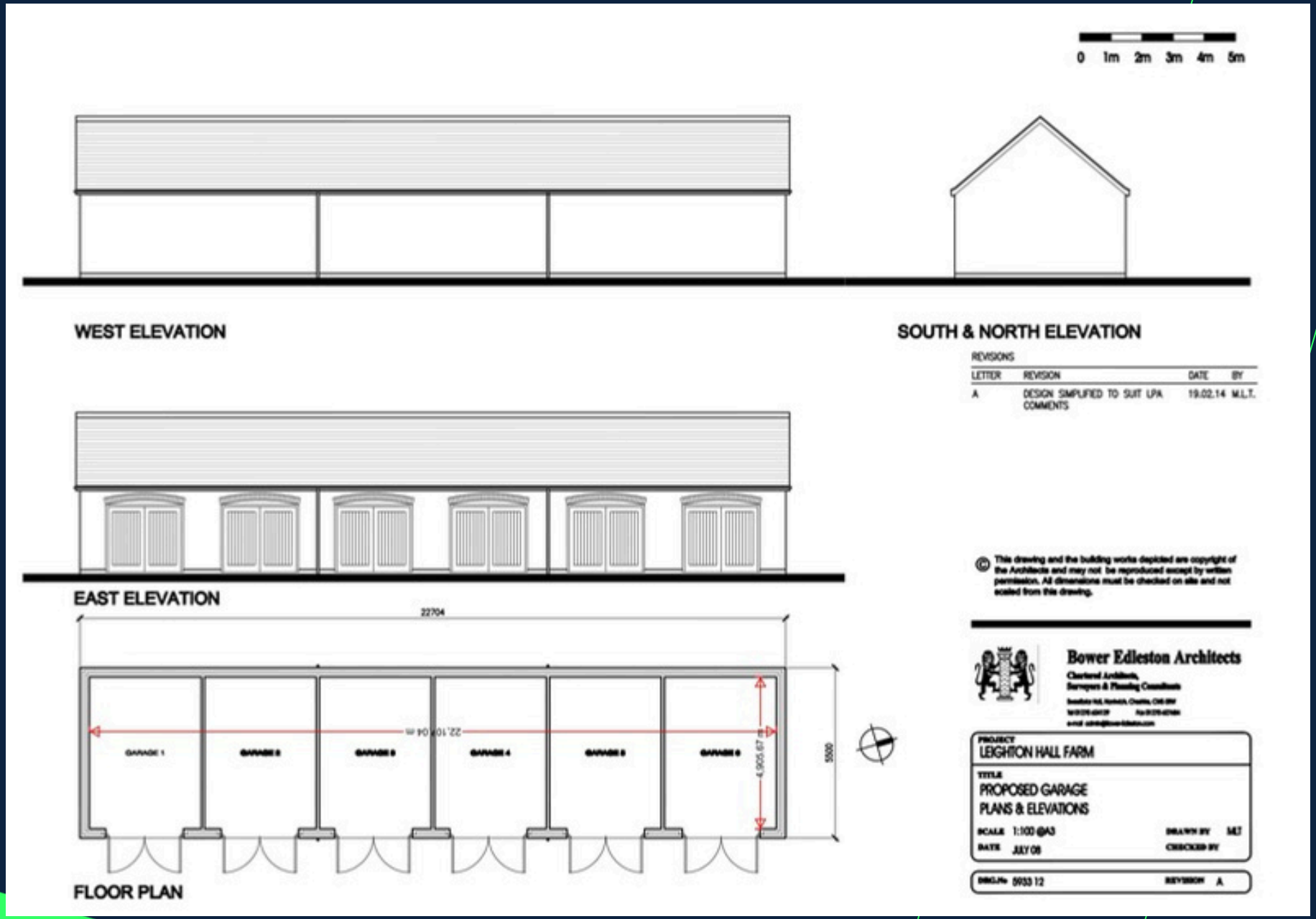








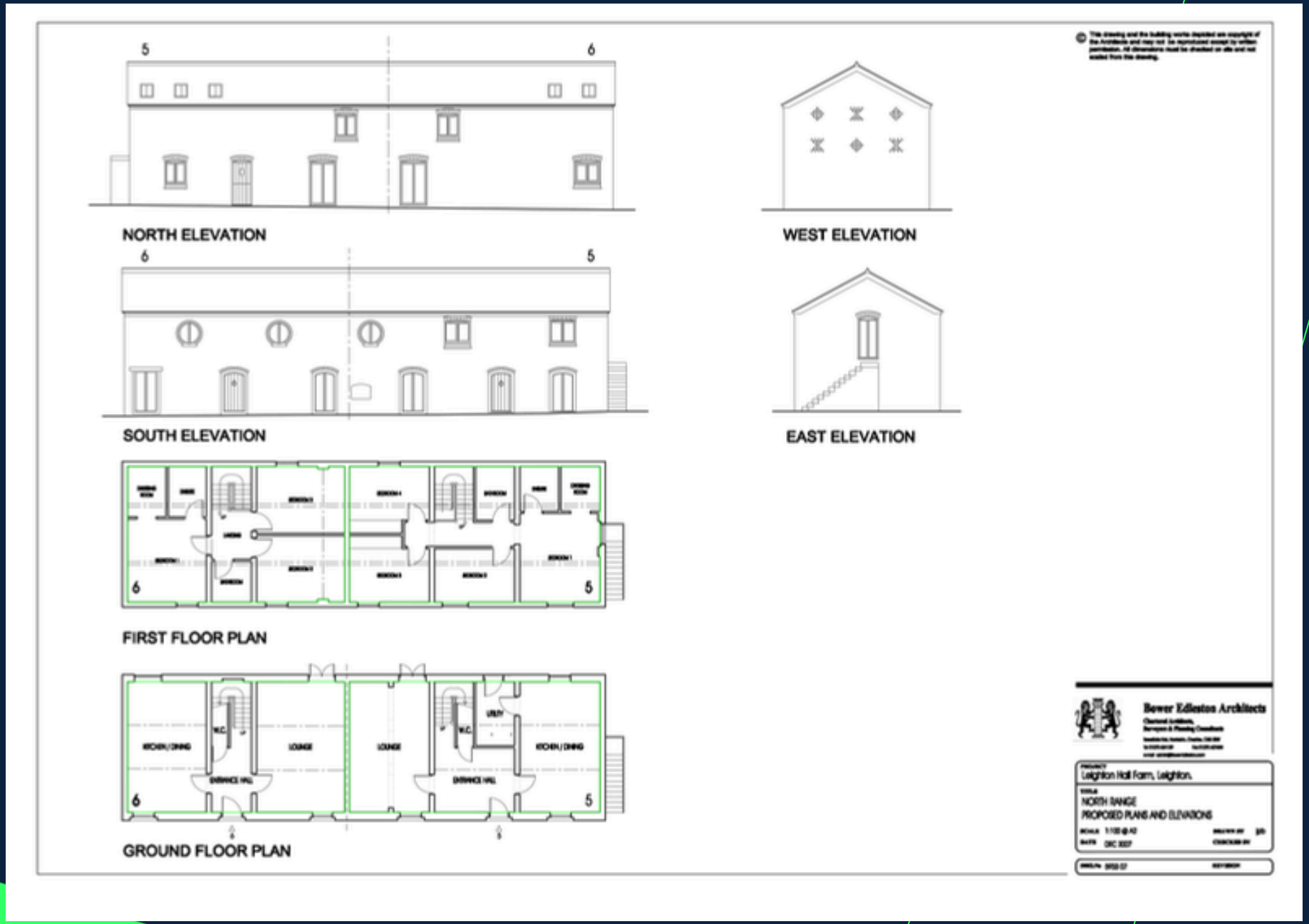
Proposed Garage



Proposed Layout Barn 1 and 2



Proposed Layout Barn 3



Guide Price
£200,000

Tenure
Freehold

EPC
To be advised

VAT
Please refer to the legal documentation

Tenancy
The open-sided modern barn is currently occupied by the owner of the adjoining smallholding. Further details are contained in the legal pack

Note
A buyer's premium of 1.5% plus VAT will be paid to the Auctioneer upon exchange of contracts, in addition to their buyer's administration fee of £2,400 inclusive of VAT. Please refer to the Special Conditions of Sale for any further costs/fees that the purchaser will need to consider.

Seller's Solicitor
Cheshire East Council
Joanne Guest | 01270 371371 | joanne.guest@cheshireeast.gov.uk

Sanderson Weatherall

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Dated - 26/11/2026