



Bickley Town Farm

Bickley Town, Nr Malpas, SY14 8EQ.



LARCH
PROPERTY

Bickley Town Farm
Bickley Town
Nr Malpas
SY14 8EQ.

**Development Opportunity Of Interest
To Developers, Investors & Private
Individuals**

**A Period 5 Bedroom Farmhouse In Need
Of Renovation, With A Large Range Of
Outbuildings Ideal For Agricultural/
Equestrain Use Or Development,
Planning Permission Applied For 5
Dwellings, Sitting In A Total Of 10.13
Acres**

Sold As A Whole Or As Two Sepearte Lots

**Lot 1 – House And Buildings
Standing In 3.19 Acres**

**Lot 2 – Agricultural Land
Of About 6.94 Acres**



Lot 1 Accommodation In Brief

FARMHOUSE

- Entrance hall
- Separate WC
- Boot/cloak room
- 3 reception rooms
- Study
- Kitchen/breakfast room with Pantry
- Utility room
- 5 bedrooms
- Family bathroom
- Three large attic rooms with windows (potential accommodation)
- Landscaped south easterly facing gardens
- Various store rooms
- Large parking area to rear with car port

**OUTBUILDINGS WITH POTENTIAL FOR
RESIDENTIAL CONVERSION**

- Planning application applied for, for 5 dwellings with garaging in the following outbuildings:-
- A large range of brick and steel portal framed buildings of various sizes amounting to 28,733 sq ft (2669.4 sq m)
- Large area of hardstanding with separate access to outbuildings
- Paddock land behind buildings
- In all about 3.19 acres

LOT 2 AGRICULTURAL LAND

- A large field laid down to grass with separate road access about 6.94 acres
- Further land may be available

Description

Bickley Town Farm is a handsome farmstead with significant development potential and a substantial period farmhouse requiring a scheme of renovation. The house enjoys an elevated position with far reaching south easterly views across Cholmondeley Estate land.

The attractive period farmhouse has cream rendered elevations with diamond lattice windows, all surmounted by a slate roof. The handsome period façade sets the scene for a wonderful interior with a suite of large rooms, with a flexible layout, laid out over two floors, ideal for the family buyer. There is potential for more accommodation to the third floor with three large attic rooms all with windows, but currently only accessed via a step ladder. The house has such period features as beamed ceilings and period fireplaces.

There is an entrance hall, with WC and boot/cloak room, a large kitchen breakfast room with pantry and three good sized reception rooms, all with fireplaces. Two sets of stairs lead to the first floor with five generously proportioned bedrooms all served by a family bathroom.

To the rear and side elevations lie eight large agricultural barns of various ages and construction, which are ripe for development or ideal for agricultural or equestrian use. The outbuildings have their own separate access off the lane. Plans have been drawn up with planning approval being sought for the following accommodation:-



Proposed Accommodation:

See drawings:

BARN A

Unit 1 - 1058 sq ft (98.4 sq m) 3 bedrooms

Unit 2 - 645 sq ft (60.0 sq m) 2 bedrooms

Unit 3 - 1194 sqft (111.0 sq m) 3 bedrooms

BARN B

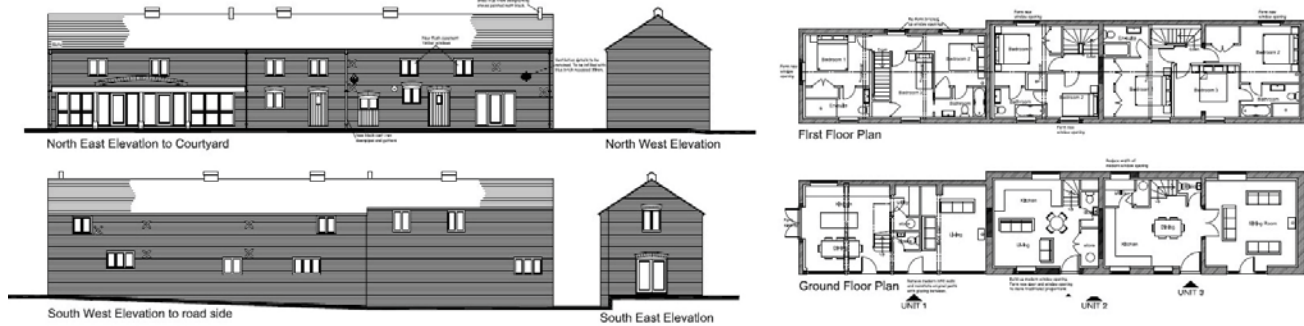
Unit 4 - 2,568 sq ft (238.7 sq m) 4 bedrooms

BARN C

Unit 5 - 2,558 sq ft (237.8 sq m) 4 bedrooms

PARTS OF REMAINING BARNs TO BE CONVERTED INTO
GARAGING/PARKING

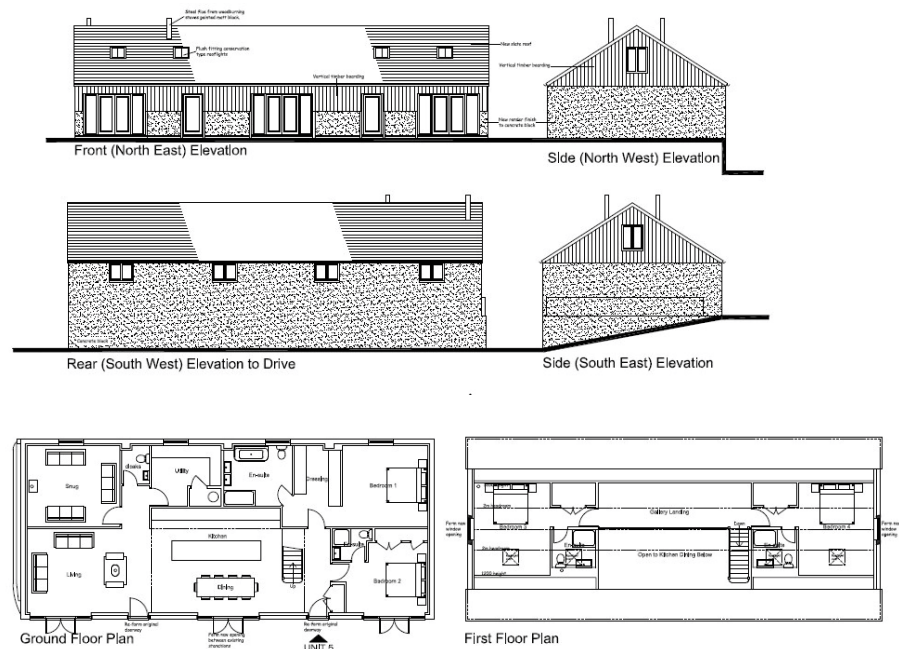
BARN A



BARN B



BARN C



Gardens & Grounds

There are two gated entrances, one to the house and one to the majority of the outbuildings/agricultural yard. There is an attractive cobbled yard to the rear of the house that fronts two of the barns, with a larger area of hard standing lying between the remaining outbuildings. To the front of the house and benefiting from the breathtaking rural views lies a large level lawned garden with mature specimen trees.

Location

Bickley Town Farm occupies an enviable rural and elevated position within the peaceful rural hamlet of Bickley Town, one of South Cheshire's most desirable countryside locations. Surrounded in the main by Cholmondeley Estate farmland and stunning rural landscapes whilst remaining exceptionally well connected to the region's principal commercial centres. The nearby village of Malpas, approximately 2.5 miles away, is renowned for its historic character, thriving community and excellent range of everyday amenities, making this an outstanding location for those seeking the very best of country living.

The attractive village of Malpas offers a comprehensive selection of independent retailers, cafés, public houses, a medical practice, pharmacy, post office and convenience shopping, together with the highly regarded Bishop Heber High School, consistently recognised as one of the area's leading secondary schools. Whitchurch is a thriving town and is only 6 miles distant with further shopping and leisure facilities found in the historic city of Chester (approximately 16 miles), whilst the thriving centres of Nantwich (approximately 10 miles), Wrexham (approximately 15 miles) and Shrewsbury (approximately 27 miles) provide an extensive choice of boutiques, supermarkets, restaurants and cultural attractions.

The area is particularly well regarded for its recreational opportunities. Cholmondeley Castle and Gardens, with its magnificent parkland and seasonal events, lies just a few minutes away, while Beeston Castle, Peckforton Castle, the Sandstone Trail, Bickerton Hills, Combermere Abbey and Delamere Forest all offer exceptional walking, cycling and outdoor pursuits. The nearby Carden Park Hotel, Golf Resort & Spa, less than 5 miles away, provides two championship golf courses, luxury spa facilities and fine dining, making it one of the region's premier leisure destinations.

The surrounding countryside is renowned for its exceptional collection of traditional inns and acclaimed dining destinations. Nearby favourites include The Cholmondeley Arms, a characterful country pub set within the former village school, with a tennis and paddle club adjoining; The Lion at Malpas, a popular destination for both fine dining and relaxed lunches; The Carden Arms at Tilston; and The Bickerton Poacher, all within a short drive and highly regarded throughout Cheshire and North Wales.

For commuters, the property offers excellent accessibility. Railway stations at Whitchurch (approximately 5 miles), Wrenbury (approximately 5 miles) and Nantwich (approximately 10 miles) provide regular regional services, whilst Crewe Station, approximately 17 miles away, offers frequent high-speed rail connections to London Euston in around 1 hour 30 minutes, making the property entirely practical for those travelling regularly to the capital.

Road communications are equally impressive. The A41 is easily accessible and provides direct routes to Chester and Whitchurch, connecting with the wider road network via the A49, A534, M53, M56 and M6, placing the commercial centres of the Northwest and Midlands within comfortable commuting distance.

DISTANCES IN APPROX MILES:

Malpas 2.5 m, Whitchurch 6 m | Tarporley 10 m | Nantwich 10 m | Chester 16 m | Crewe 17 m | Shrewsbury 27 m | Manchester 44 m | Liverpool 34 m

Postcode: SY14 8EQ

What 3 Words: texted.brew.sublime

Directions

From Tarporley, take the A49 in a southerly direction for about 8 miles, passing the Cholmondeley Arms public house on your left-hand side. Having passed Bewilderwood, bear right at the first set of crossroads into Bickley Lane. Just before the third road to your right, Bickley Town Farm will be seen on your right-hand side.



Property Information

TENURE: Freehold

EPC: F

SERVICES: Mains water, electricity, septic tank drainage, oil fired central heating. Electricity and water to some buildings. Three phase electricity to the buildings.

LOCAL AUTHORITY: Chester West & Chester

COUNCIL TAX BAND: F amount payable for 2026 - £2,636

AGENTS NOTES:

- At the time of printing the planning application had been submitted.
- The plans & drone shots are for identification only and not be relied upon.
- No offers will be accepted subject to planning being obtained.
- The acreage stated for both lots is a guide only as the exact boundaries are yet to be erected.
- Any gaps in the boundary fenceline are to be fenced at the buyer's expense, to the satisfaction of the Cholmondeley Estate. It is to be two post and railed netted fence. This is to be erected within three months from completion.
- There is a public footpath that crosses Lot 2.

EXCEPTIONS AND RESERVATIONS

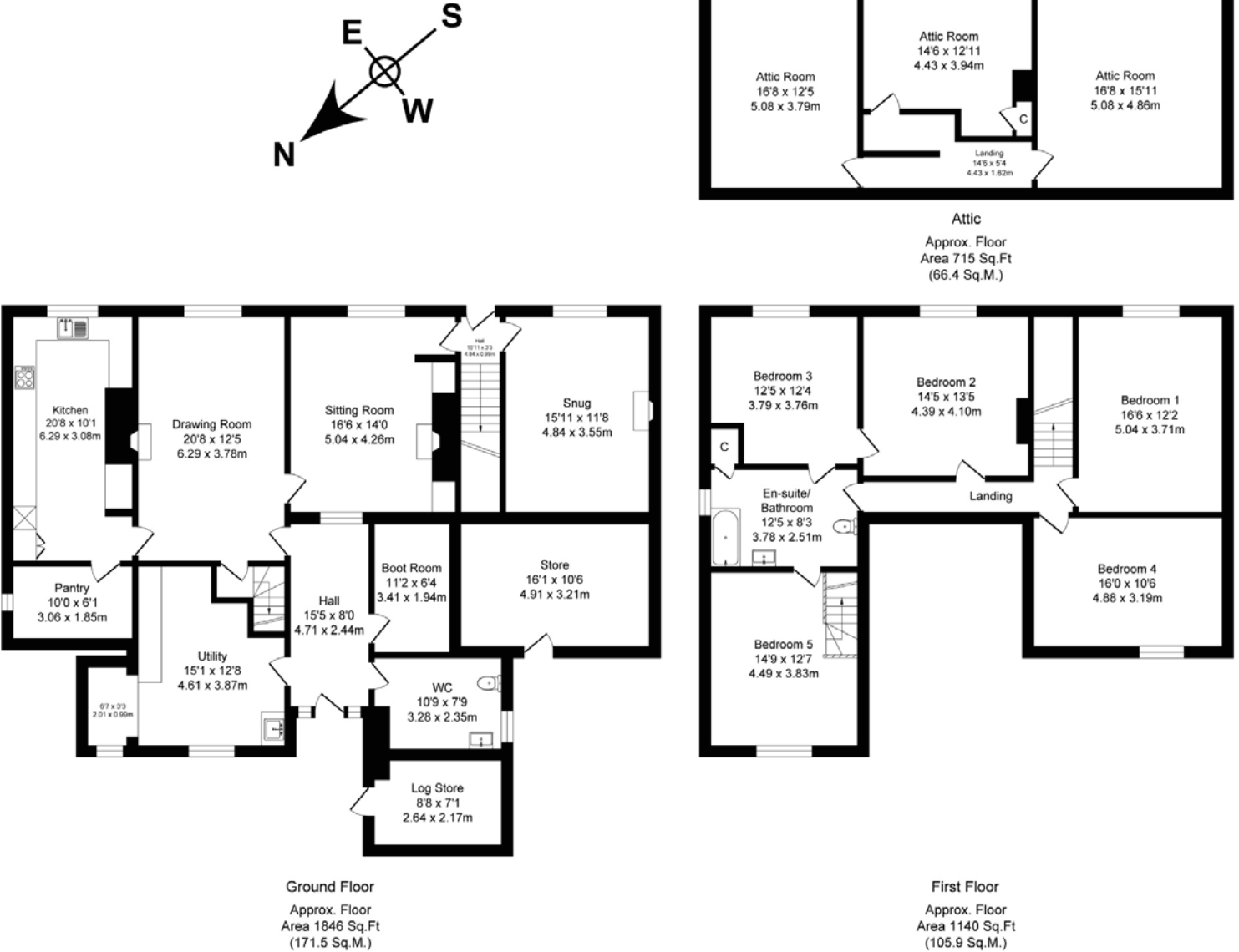
- Sporting rights
- Mines and minerals
- Right to use any sewers, drains, watercourses, pipes, cables, channels or conduits laid now or in the future and the power at any time to make connections, repair, renew, maintain and cleanse
- Any necessary access rights

RESTRICTIVE COVENANTS

- For the long term preservation of the character and aesthetics of the settlements within The Cholmondeley Estate boundary, the Cholmondeley Estate asks for the following reservations, exceptions and covenants listed below:-
- Not to build or allow to be built on the property any structure of any description or alter the buildings unless and until the plans and specification have been approved in writing by the seller. The principle is accepted that the farm buildings can be developed to form separate residential units or an agricultural/equestrian facility or business.
- Not to be a nuisance or annoyance to the owners or occupiers of any part of the seller's adjoining land.
- Not to park or allow to remain on the property any caravan or mobile home without having previous written consent of the seller.
- Not to whitewash or colourwash any part of the buildings on the property not formerly so treated.
- Not to fell any trees, shrubs or hedges, except in accordance with good arboricultural practice.
- To keep gardens properly cultivated.
- Not to display any poster, sign hoarding or advertisement on the property except as shall relate to its sale or letting or locator/ guide signs.
- Not to interfere or disrupt services or conducting media laid to the adjoining property.

Floorplan

Total Approx: Floor Area 3701 Sq ft (343.8 Sq.M)



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Proposed Site Plan



Lot 2



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Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.