



**GREENWOOD FARM, THE VILLAGE**  
**BURTON, NESTON, WIRRAL, CH64 5TQ**

**J. Bradburne Price & CO**  
~ EST. 1902 ~  
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~  
~ VALUERS & ESTATE AGENTS ~



GREENWOOD FARM, THE VILLAGE, BURTON, NESTON, WIRRAL, CH64 5TQ

TOTAL AREA 161.72 ACRES (65.4 HA)

FOR SALE AS A WHOLE OR IN 7 LOTS

*A versatile and notable stock/arable holding set in a prime location on the Wirral Peninsula.*

Neston 2 miles, Heswall 6 miles, Chester 9 miles, Liverpool 18 miles, M53/M56 motorway 9 miles

Two attractive detached farmhouses

Extensive range of modern livestock, fodder and implement storage buildings

162 acres of versatile agricultural land the majority in a ring fence

Stone cottage and residential barn conversion with planning for 4 dwellings

Council road frontage and access

A favoured location on the Wirral Peninsula with far reaching views and mild early growing climate

Popular and sought after agricultural/residential locality with excellent local and regional accessibility

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## INTRODUCTION

Following the expansion and relocation of the vendor's farming enterprise to the north of England, Greenwood Farm comes to the market and as such is an extremely rare opportunity to acquire a farm holding of this size in this location. The sale offers prospective purchasers the opportunity to acquire up to 162 acres of versatile accommodation land with potentially 2 dwellings and a range of mainly modern clear span stock, produce and implement buildings, extending in total to circa 2,850 sq metres (30,000 sq ft) or thereabouts. Being offered for sale either as a whole or up to 7 Lots the farm provides an opportunity to develop an agricultural or equestrian holding of a varying size due to the layout and the accessibility of the farmland. The farm has been operated mainly as a specialist lowland sheep enterprise in conjunction with other land and as such the land's external and internal boundaries are stockproof fenced. Additionally the farm has run beef cattle and grown a variety of cereal, fodder crops and market garden/vegetable crops. Located on the outskirts of the attractive small village of Burton the farm includes approximately 25 acres of mixed woodland providing a degree of amenity and environmental interest, as well as fertile and productive paddocks, the majority of which are level and regularly shaped ideally suited for modern farming machinery. It cannot be emphasised enough what a rare opportunity this is to acquire an agricultural/residential holding in such a notable location, and as such viewing is highly recommended by the selling agents.

## LOCATION

Greenwood Farm is located on the south western side of the Wirral Peninsula overlooking the Dee Estuary with extensive views towards the Welsh mountains. The farm is situated on the outskirts of the small village of Burton which is a highly sought after residential locality, boasting a vibrant community with C of E Primary School, Church, Village Hall with tennis, bowls, playpark, National Trust woodland and RSPB Reserve and a number of Listed properties within a Conservation Area with an abundance of attractive red sandstone houses and walls. Nearby are the popular towns of Neston, Willaston and Heswall offering a wide array of retail, recreational and commercial services and facilities whilst nearby are the cities of Chester and Liverpool providing additional facilities, tourism and employment both of which are within easy travelling distance. There are local railway connections at Neston with direct mainline connections at Liverpool and Chester. The Wirral Peninsula is approximately 15 miles long and 7 miles wide, and is bounded by the Dee Estuary to the west and the Mersey Estuary to the east and Liverpool Bay to the north. Offering a diverse landscape from sandstone ridges and woodland to sandy coastlines and fertile farmland, it is a noted agricultural locality benefitting from a mild early growing maritime climate with a high point of 350ft running down to sea level. Greenwood Farm rises very gently in an easterly direction from 25ft to 110ft above sea level.

For agricultural services there are livestock markets in Mold (13 miles) Ruthin (24 miles) St Asaph (27 miles) with markets also at Market Drayton, Oswestry and Shrewsbury within travelling distance. The Wirral also offers a number of well equipped agricultural contractors and support services suitable for a range of agricultural enterprises.

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 Drawing No. Z24753-04 Date 25.02.26

**Greenwood Farm - Location**  
 Scale 1:50,000 @ A3



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## **METHOD OF SALE AND LOTTING**

Greenwood Farm is for sale by Private Treaty in up to 7 Lots as detailed below providing the opportunity to acquire a holding ranging from 87 acres to 162 acres:-

Lot 1 – Farmhouse (Clartie Cottage), Farm Buildings & 87 acres

Lot 2 – 10.05 acres pastureland

Lot 3 – 5.63 acres mixed deciduous woodland

Lot 4 – 44.85 acres pastureland

Lot 5 – 13.7 acres pastureland

Lot 6 - Greenwood Farmhouse

Lot 7 – Greenwood Cottage and barns, residential development.

Whilst the farm has been Lotted as indicated above, consideration will be given to proposals for any different subdivision or Lotting of the farm.

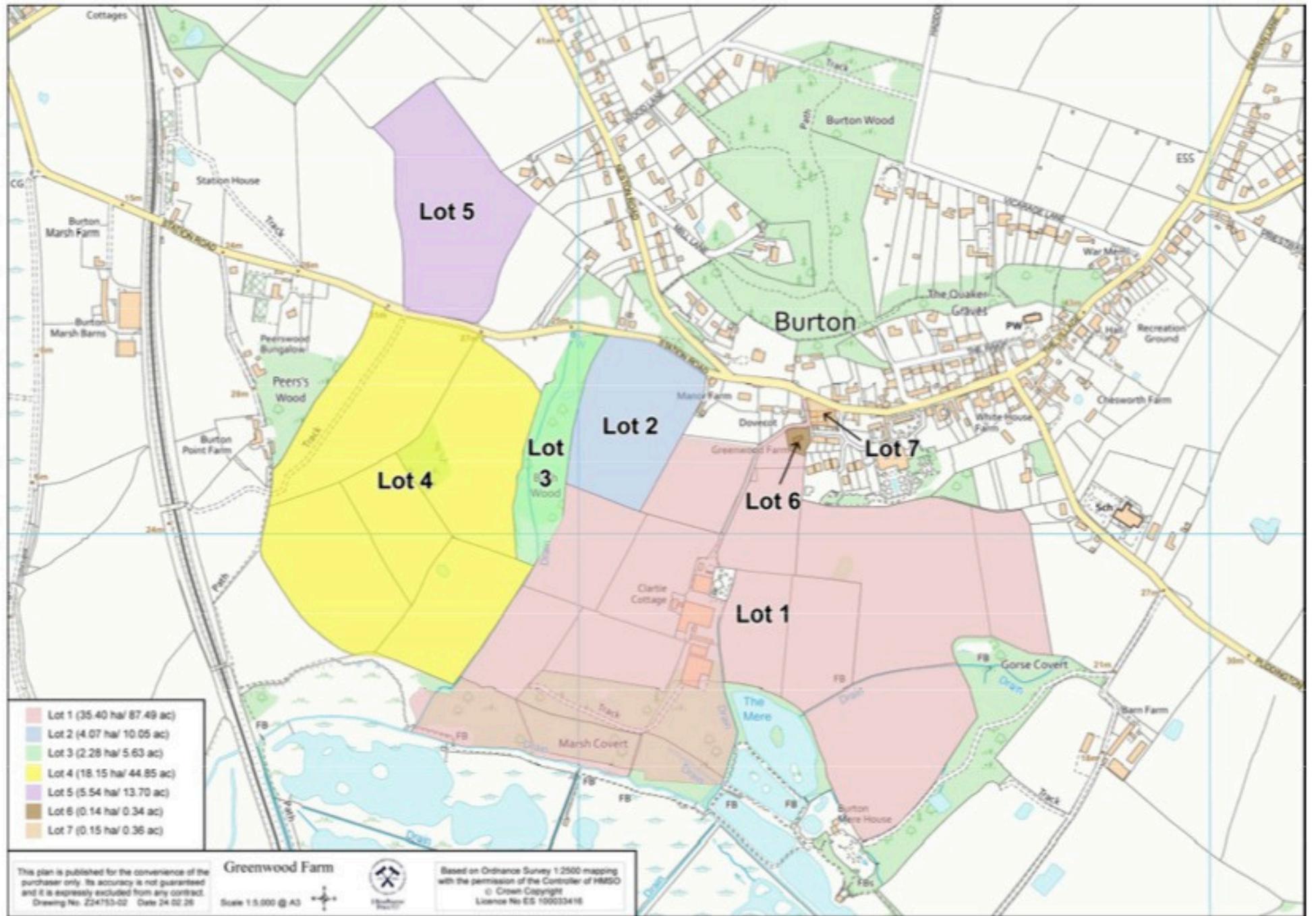
## **SOIL TYPES**

In accordance with the Landis Land Information System the farm comprises 2 soil types with the northern half immediately to the south of Burton Village being described as freely draining slightly acid sandy soils whilst the southern margins are described as being slightly acid loamy and clayey soils with impeded drainage. The northernmost land is classified as being Grade III on the Agricultural Land Classification Map with the southern land being Grade II.

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## LOT 1 – GREENWOOD FARM (Shown Pink on Plan)

### THE FARMHOUSE (CLARTIE COTTAGE)

Clartie Cottage is an attractive “Potton timber” 4 bedroomed detached property constructed in 1996 with a further “Potton timber” extension in 2010. Constructed of timber frame with rendered brick elevations beneath a clay tile roof, the property includes a number of attractive features including extensive exposed timbers, Matthew Marsden fitted kitchen incorporating built in appliances, underfloor heating and quality fitted cabinets. To the ground floor is the Principal Reception Hall, large Lounge, Kitchen/Breakfast Room, downstairs Cloakroom, Office, rear Hallway and Utility whilst to the First Floor is a Master Bedroom with En-suite Shower Room and walk in wardrobes, 3 further Bedrooms with Family Bathroom and Shower Room.

The dimensions and layout are shown on the attached Floor Plans.

### OUTSIDE

Garage of similar construction together with Workshop and Washroom/Toilet.

### THE FARM BUILDINGS

Greenwood Farm includes a comprehensive range of mainly modern farm building which are more than sufficient to serve a farm of this size. They are conveniently situated to the centre of the holding, approached by a tarmac drive and in close proximity to Clartie Cottage. Mainly of clear span portal frame construction they provide livestock, produce and implement storage with a layout which allows for easy movement of stock and farm machinery. The buildings include the following as numbered on site plan.

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BUILDING NO	DESCRIPTION
1	Double span steel portal frame and part steel truss frame building with leans toos, overall size 28m x 27m to include:
1a	6 bay steel portal frame lean too, concrete floor, Yorkshire board cladding over concrete block wall to side elevation, corrugated iron over concrete block walls with Yorkshire board gable.
1b	Steel portal frame clear span building, concrete floor, concrete block wall to adjoining section, Yorkshire board cladding over concrete block wall to back gable and open to yard.
1c	Steel truss frame clear span building concrete floor with plywood grain walling to 2 sides and end elevation.
1d	Steel portal frame lean too fully enclosed with Yorkshire board cladding to eaves, concrete floor.
2	10 bay steel portal frame loose stock general purpose building measuring 45m x 14.5m Cement fibre roof, concrete block walls with corrugated sheeting over to end gable, Yorkshire board cladding with vehicular access and concrete walls to yard gable.
3	Adjoining covered driftway/store shed 9.5m x 27m, 6 bay steel portal frame construction, cement fibre roof 7.5m to eaves.
4	Adjoining 7 bay steel portal frame general purpose/loose stock house, Yorkshire board cladding over concrete block walls with 7 bay lean too providing loose stock housing etc. Overall size 24.5m x 31m.
5*	6 bay steel portal frame cement fibre clad implement/fodder store Yorkshire board cladding to external elevations over concrete panel open gables to end elevations. Overall size 27m x 22m.
6*	9 bay steel portal frame and profile sheeted general purpose/implement/fodder store, part Yorkshire board cladding with part feed fence overall size 40m x 23m.
7.	6 bay general-purpose building, cement fibre roof, open side elevation, enclosed gables with lean too of timber frame corrugated iron. Overall size 27m x 15m.
8	8 bay mono pitch timber frame corrugated general purpose store/implement store, open elevations and corrugated iron enclosed gables.
9	Single storey concrete block and asbestos former milking parlour/dairy etc providing general storage.
10	Concrete sheep handling pens with concrete block floor footbath etc.

\*Building Nos. 5 & 6 are expressly excluded from the sale as it is the vendors intention to dismantle and relocate the buildings to new premises. As this is the preferred option for the buildings, consideration would be given to the retention subject to agreement on terms

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## THE LAND

Lot 1 extends in total to 87 acres or thereabouts all of which is contained within a ring fence divided into a number of relatively large regularly shaped pasture paddocks. The soil types are as described herein, with Lot 1 including Grade II and III soils offering versatility of cropping if so required. The land is bounded to the south by frontage onto the Dee Estuary via a RSPB nature reserve with a southern boundary incorporating Marsh Covert which extends to 20 acres or thereabouts of mixed hardwood woodland.

### **LOT 2 – 10.05 ACRES PASTURE – STATION ROAD, BURTON (Shown Blue On Plan).**

Lot 2 comprises a single attractive regularly shaped pasture enclosure situated immediately to the south of Station Road and to the northeast of Lot 1 with the benefit of access and frontage directly onto Station Road. The soils are principally of sandy loam classified as being Grade III.

### **LOT 3 – 5.63 ACRES WOODLAND – STATION ROAD, BURTON (Shown Green On Plan).**

Extending to 5.63 acres Bath Wood a most attractive area of hardwood woodland is in a single parcel with frontage and access onto Station Road. The woodland provides a high degree of amenity and environmental appeal and will be of interest to those parties seeking to acquire an attractive and accessible parcel of woodland.

### **LOT 4 – 44.85 ACRES PASTURELAND ADJOINING STATION ROAD BURTON (Shown Yellow On Plan)**

Lot 4 extends in total to 44.85 acres comprises a number of relatively large well fenced pasture enclosures situated to the west of Lot 1 and to the south of Station Road. The soils comprise both sandy and heavy clay soils being partly Grade II & III offering a variety of cropping options.

### **LOT 5 – 13.7 ACRES STATION ROAD, BURTON (Shown purple on plan).**

Situated to the north of Station Road, Burton Lot 5 extends to 13.7 acres in a single pasture enclosure of freely draining sandy soils capable of growing a wide variety of cereal or fodder crops for grazing or equestrian purposes.

### **LOT 6 – GREENWOOD FARMHOUSE (Shown Brown On Plan).**

Greenwood Farmhouse is situated adjoining the access road to Greenwood Farm situated adjoining the southern margins of Burton village. The property occupies a superb elevated position with far reaching views across the adjoining farmland, along the Dee Estuary to the Welsh hills beyond. The deceptively spacious accommodation briefly includes to the Ground Floor a large Kitchen, Dining Room, Lounge, Hallway, Utility and to the First Floor Master Bedroom with En-suite Bathroom, 3 further Bedrooms and Family Shower Room. The dimensions and layout are shown on the attached floor plans. Outside are mature gardens, tarmac car parking and garage. Subject to a separate negotiation the small adjoining pasture paddock (included within Lot 1) may be available.

Individual Sale Particulars for Greenwood Farmhouse are available from the agents.

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## LOT 7 – GREENWOOD COTTAGE & DEVELOPMENT BARN (Shown Orange on Plan).

Greenwood Cottage is situated at the head of the farm drive adjoining Burton Village and comprises a single storey Grade II Listed cottage of partly timber frame construction, with painted brick and sandstone panels which provides 3 bedroomed accommodation to include Lounge, Reception Room/Dining Room, 3 Bedrooms, Kitchen, Bathroom.

The dimensions and layout are shown on the attached floor plans. The property also includes ranges of various outbuildings which have the benefit of a planning consent for conversion into 3 residential units together with alterations and extension to the cottage. Individual Sales Particulars for Greenwood Cottage are available from the selling agents.

### GENERAL REMARKS & STIPULATIONS

The sale of Greenwood Farm is an increasingly rare opportunity to acquire a holding of this size in this location, providing a variety of Lot sizes together with the potential of 3 dwelling houses all of which is located in a most attractive rural and accessible setting, on the ever popular and sought after Wirral Peninsula.

### DIRECTIONS

From the A540 Chester High Road (Two Mills to Hoylake) take either the first or second turnings signposted Burton and proceed through the village of Burton passing Burton Manor where the entrance to Greenwood Farm will be found on the same side as Burton Manor flanked by sandstone walls and gate pillars which leads to the farmstead over a private tarmacked road.

Postcode CH64 5TQ

What3Words afflict.waggled.burn

Cheshire West & Chester Council 58 Nicholas Street Chester CH1 2NP Tel: 0300 123 8123	United Utilities Haweswater House Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP Tel: 01925 23 7000	Scottish Power Customer Services P.O. Box 276 Warrington Cheshire WA4 6FJ	DEFRA Electra Way Crewe CW1 6GJ Tel: 0300 060 3900	Welsh Water Linea Fortran Road St Mellons Cardiff CF3 0LF Tel: 0800 052 0145
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## TENURE

All Lots are sold freehold with vacant possession upon completion.

## SERVICES

The farm has mains water and electricity. Borehole (not currently connected to water troughs). Private septic tank drainage to Lot 1. Mains drainage to Lot 6.

## COUNCIL TAX

Lot 1 – Clartie Cottage – Cheshire West & Chester Council Band C

Lot 6 – Greenwood Farmhouse – Cheshire West & Chester Council Band F

Lot 7 – Greenwood Cottage – Cheshire West & Chester Council Band F

## EPC

Lot 1 – Clartie Cottage – Band E

Lot 6 – Greenwood Farmhouse – Band E

Lot 7 – Greenwood Cottage – Band G

## VIEWING

All Lots to be inspected strictly by appointment through the selling agents.

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## **EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY**

The access road will be sold subject to rights of way to a number of adjoining properties including Lot 6 and Lot 7 and also to Welsh Water in relation to access to the treatment works. The farm is subject to an easement in respect of underground sewer pipes and wayleaves for overhead powerlines and associated structures.

## **OVERAGE**

Lot 1 is subject to an overage reserving to the vendors 25% of any increase in value arising from the grant of planning consent for residential development for a period of 20 years as from the date of completion.

## **AGRICULTURAL OCCUPANCY CONDITION**

Clartie Cottage is subject to an Agricultural Occupancy Condition limiting its occupation to a person solely or mainly employed in the locality in agriculture as defined in Section 33.6 (i) of the Town & Country Planning Act 1990 or in forestry (including dependents of such a person residing with him) (or a widow or widower of such a person).

## **SALES PARTICULARS & PLANS**

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

## **TOWN & COUNTRY PLANNING ACT.**

The property notwithstanding any description contained within these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

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# CLARTIE COTTAGE



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# CLARTIE COTTAGE

## Clartie Cottage

Approximate Area = 2282 sq ft / 212 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

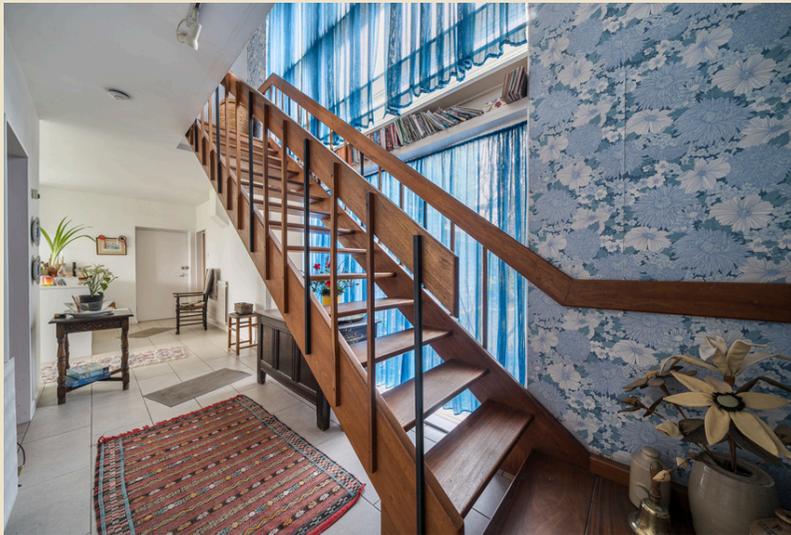
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for J Bradburne Price & Co. REF: 1416106

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# GREENWOOD FARMHOUSE

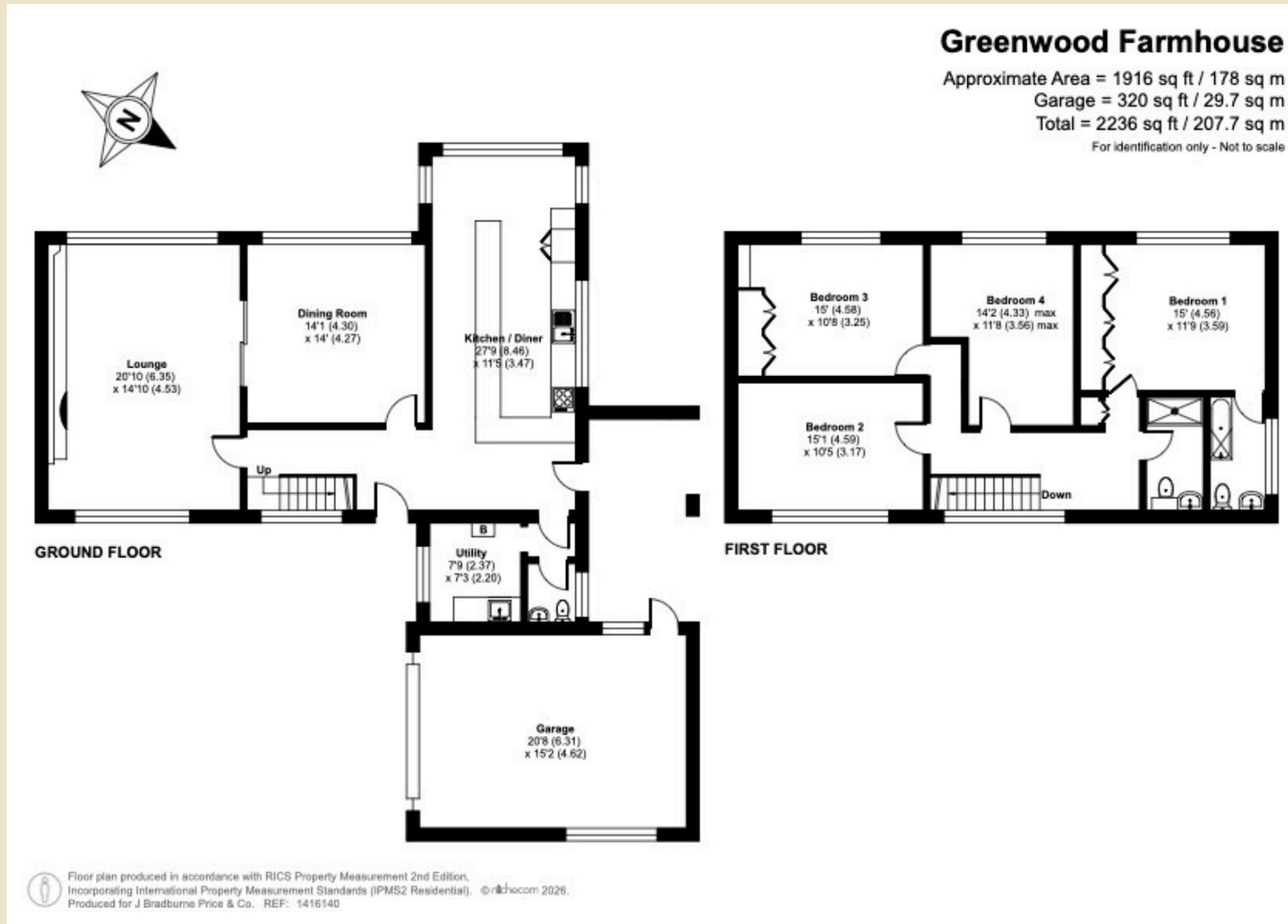


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# GREENWOOD FARMHOUSE



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# GREENWOOD COTTAGE

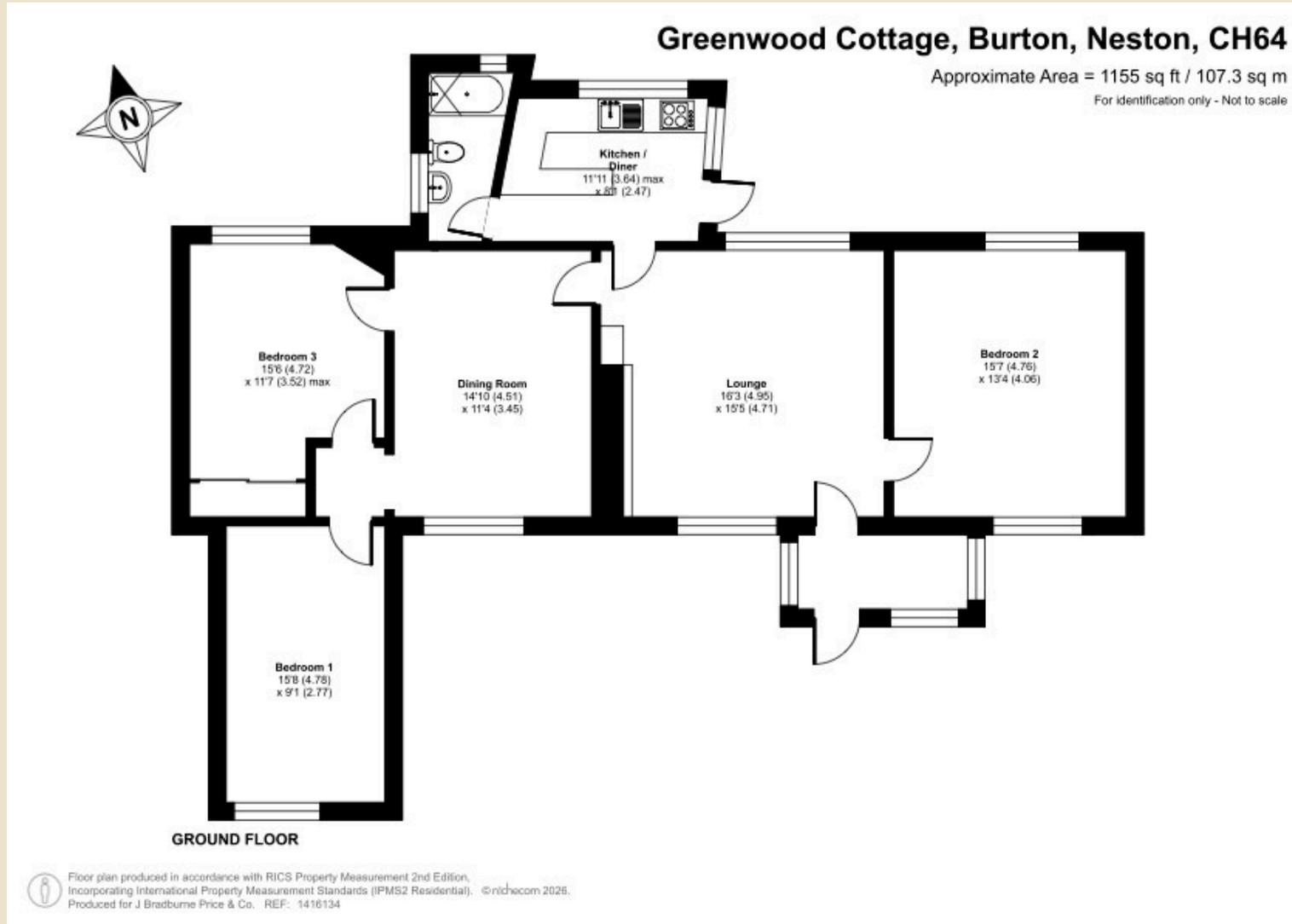


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