

PREMIUM INVESTMENT & LIFE STYLE OPPORTUNITY FOR SALE

SUCCESSFUL CHRISTMAS TREE BUSINESS, BARN WITH PLANNING
PERMISSION FOR CONVERSION AND UP TO 27.95 ACRES OF LAND

CARR HOUSE FARM | BROAD LANE | GRAPPENHALL | CHESHIRE | WA4 3ET

SELBY RURAL



- AVAILABLE AS A WHOLE OR IN 3 LOTS
- ESTABLISHED GOING CONCERN
- DETACHED BARN FOR RESIDENTIAL CONVERSION
- STRATEGIC LAND HOLDING
- BUILT-IN GROWTH MARKET
- UNRIVALLED CONNECTIVITY
- PLANNING GRANTED FOR GENERAL PURPOSE BUILDING
- AVAILABLE VIA INFORMAL TENDER

TENDER DATE 25TH SEPTEMBER 2026

Carr House Farm presents a rare and multifaceted commercial opportunity to acquire a thriving, locally unique agri-business alongside a prime residential conversion project. Situated in the highly affluent and historic Cheshire village of Grappenhall, the property benefits from an exceptional 30-minute drive-time catchment area that ranks among the largest in the UK outside London.

The property would be attractive to local farmers, investors and existing local or national Christmas Tree enterprises.

Carr House Farm has great growth potential of its Christmas Tree business along with the added potential for other seasonal celebration businesses e.g. Halloween and pumpkins.

DESCRIPTION

The property totals 27.95 acres (11.31 Ha) in one block being a mixture of Christmas Trees and arable land, currently down to maize. Planning has recently been granted for a general purpose agricultural building.

In addition to the land is a single storey original farm outbuilding with implemented planning permission to be converted in to a residential dwelling.

The Christmas Tree business sells approximately 2500 trees per annum.

LOTING & METHOD OF SALE

The property and business are offered for sale by **Informal Tender** as a whole or in three separate lots:

- **The Whole (Offers in Excess of £1,000,000):** Includes Lots 1, 2, and 3, plus the going concern of **Grappenhall Christmas Trees** (including the retail arm, barn, car park, and hard standing display areas).
- **Lot 1 (2.12 Acres):** Detached barn with implemented planning permission for a 3-bedroom, 2-bathroom home (110 sq m). Includes a car park and hard standing. Suited for standalone residential development, independent of the business.
- **Lot 2 (14.41 Acres / 5.83 Ha):** Main Christmas tree plantations and agricultural land. Includes planning permission for an agricultural building (167 sq m) and hard standing (356 sq m), allowing the retail business to be relocated here.
- **Lot 3 (11.42 Acres / 4.62 Ha):** Agricultural land available separately, or as a logical extension for the buyer of Lot 2.





LOCATION

Carr House Farm is located to the east of Broad Lane, Grappenhall, North Cheshire.

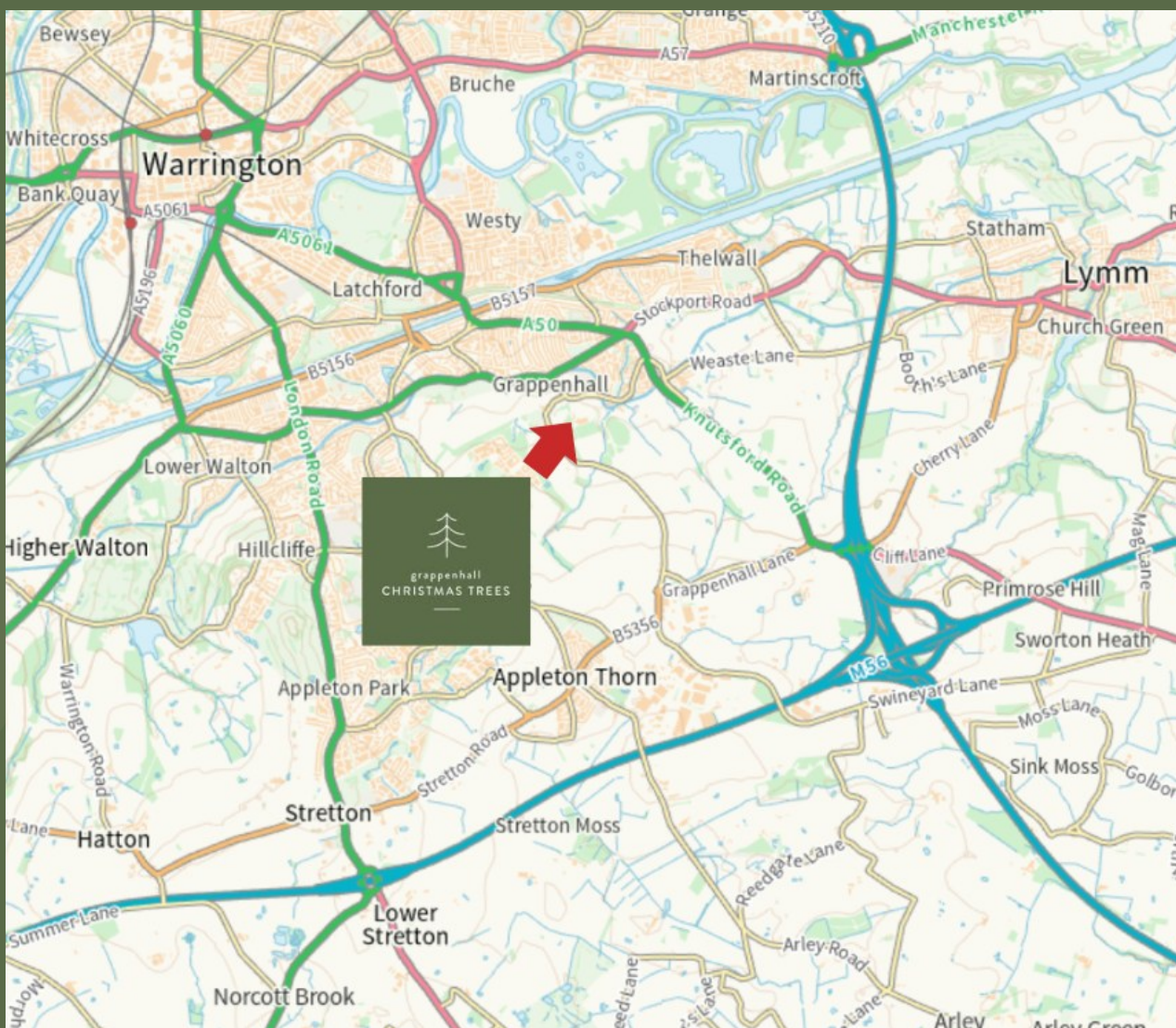
The property benefits from several access points off Broad Lane, with a substantial road frontage, which is ideal for advertising Christmas Trees and other diversified enterprises.

Grappenhall is a charming and historic village suburb, with a population of approximately 10,000. Carr House Farm is situated to the south of the village adjacent to the former Grappenhall Hall High School which itself is planned to be redeveloped for housing.

The property has excellent transport links and connections to the M6 motorway, being just 1.5 miles from M6/ M56 interchange at Junction 20 of M6 (Lymm).

DIRECTIONS

From Grappenhall Village (Church Lane): Head south onto Broad Lane. Proceed past the cricket club; the property is located 100 yards ahead on the left-hand side, clearly identified by our For Sale boards.



From the M6 (Junction 20): Follow signs for Warrington on the A50. At the first roundabout, take the first exit onto Grappenhall Lane. At the subsequent roundabout, take the second exit onto Broad Lane. Continue for 1.1 miles; the property sits on the right-hand side.

LAND

The land at Carr House Farm totals 27.95 acres (11.31 Ha) in one parcel, with excellent road frontage and gateways.

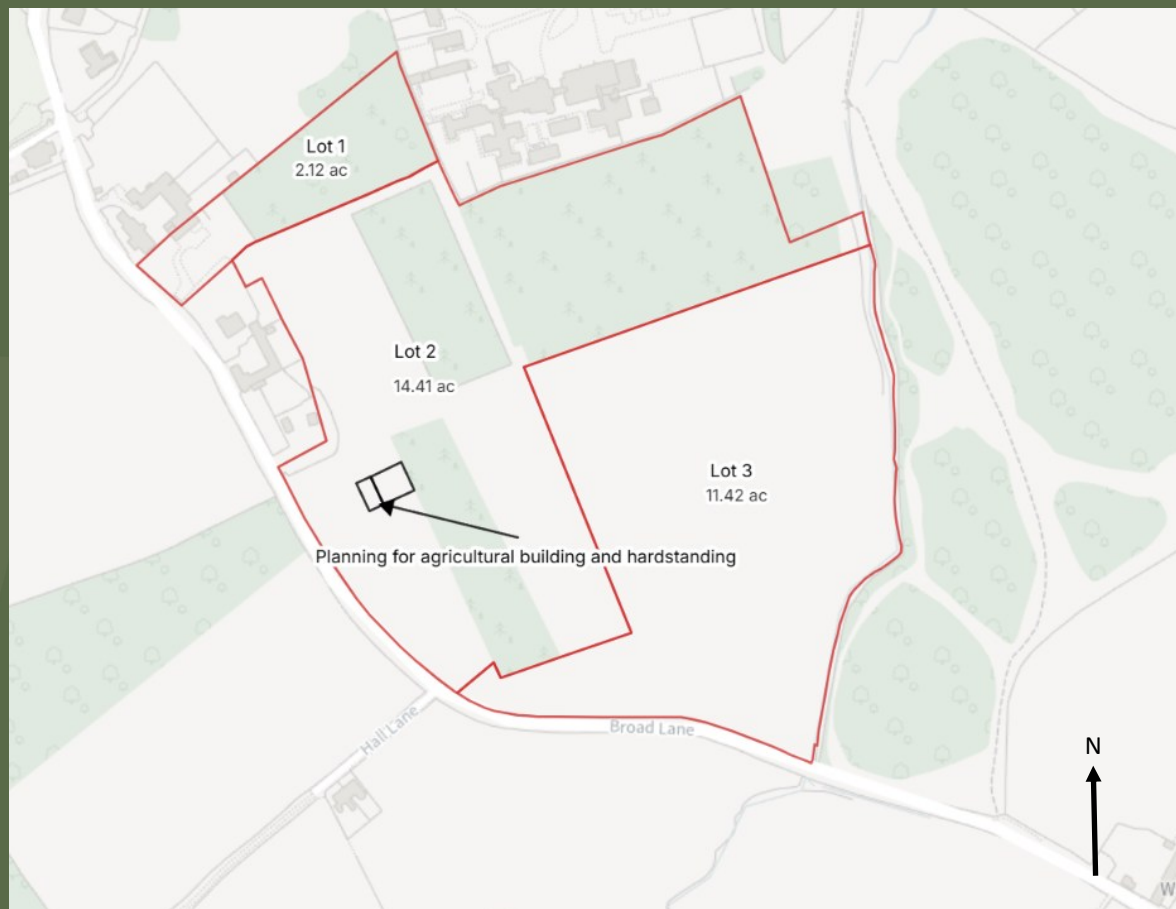
The land benefits from a mains water and electricity supplies via the traditional building as detailed further within the sale particulars.

The land is classified as Grade 2 within the Provisional Agricultural Land Classification for England and Wales.

The soil type is described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The boundaries are made up of a blend of mature hedge-rows interspersed with mature trees, fencing, structural walls and a flowing water stream along the southern boundary.

Approximately 14.84 acres (6.00 ha) is down to a maize crop and has been in arable cropping in the past. The remaining 13.11 acres (5.30 ha) is down to growing Christmas Trees with wide grass strips used for sorting and grading Christmas Trees, prior to displaying for sale in the adjacent retail yard/ car park.



A summary of the Christmas tree species is detailed within the sale particulars.

Planning permission has been granted for a general purpose agricultural building totalling 167 square metres and hardstanding totalling 356 square metres. Planning application reference 2026/00636/AGR.



THE BUSINESS: GRAPPENHALL CHRISTMAS TREES

- Established in 1996, this premier seasonal enterprise enjoys very strong market share across North Cheshire.
- **Stock Profile:** A highly managed inventory of approximately 7,720 growing trees, featuring premium varieties including Nordmann Fir, Norway Spruce, Blue Spruce and Fraser Fir.
- **Proven Revenue Model:** Consistently retails over 2,000 harvested trees per annum.
- **The "Choose & Tag" Premium:** A uniquely popular local tradition where families visit from mid-November to select, reserve and have cut to order, their chosen trees.
- **Established Digital Footprint:** Sale includes the proprietary website, www.grappenhallchristmastrees.co.uk, active Facebook, and Instagram channels (@grappenhallchristmastrees).
- **Turnkey Infrastructure:** Large hard standing area on-site seamlessly accommodates high-volume seasonal customer parking and retail displays. The property now benefits from the recent planning permission for a general purpose building.



REVENUE EXPANSION: CURRENT STOCK BREAKDOWN

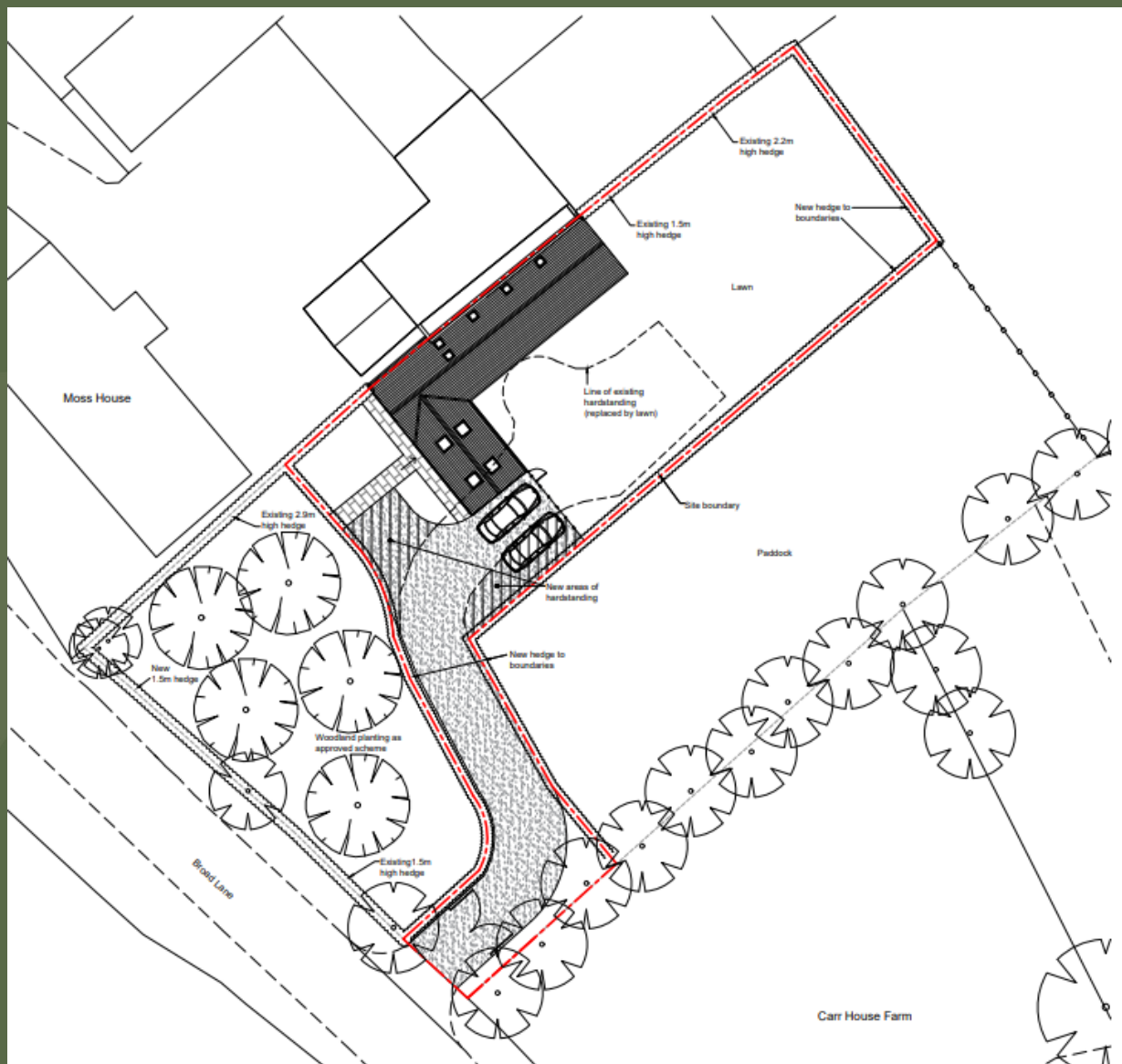
Species	Size / Status	Quantity
Nordmann Fir	5ft – 8ft	2,011
Nordmann Fir	2ft – 6ft	2,658
Norway Spruce	3ft – 6ft	226
Blue Spruce	3ft – 7ft	437
Large Norway Spruce	Display Size	138
2025 Plantings	Nordmann Fir (1500) Norway Spruce (250) Blues Spruce (250)	2,250
TOTAL GROWING STOCK		7,720

Note: The mature Nordmann (5-8ft) and Large Norway Spruce lines represent an immediate revenue harvest and are available via separate negotiation (the plantation to the North East of Lot 2). A comprehensive 2026 management schedule is available on request.

THE RESIDENTIAL CONVERSION (TRADITIONAL BARN)

Included in the sale of the **WHOLE** or as **LOT 1**, a charming, standalone traditional Cheshire Red Brick outbuilding.

- **Status:** Implemented planning permission guarantees development rights in perpetuity.
- **The Vision:** Conversion into a premium 3-bedroom, 2-bathroom detached country residence spanning 110 square metres.
- **Services:** Fully serviced with mains electricity and mains water already connected to the structure.
- **Planning References (Warrington Borough Council):**
 - o Original Permission: A02/46147
 - o Extension Approval: 2015/26577
 - o Proof of Implementation / Discharge of Conditions: 2018/33702





UNPRECEDENTED DIVERSIFICATION & GROWTH POTENTIAL

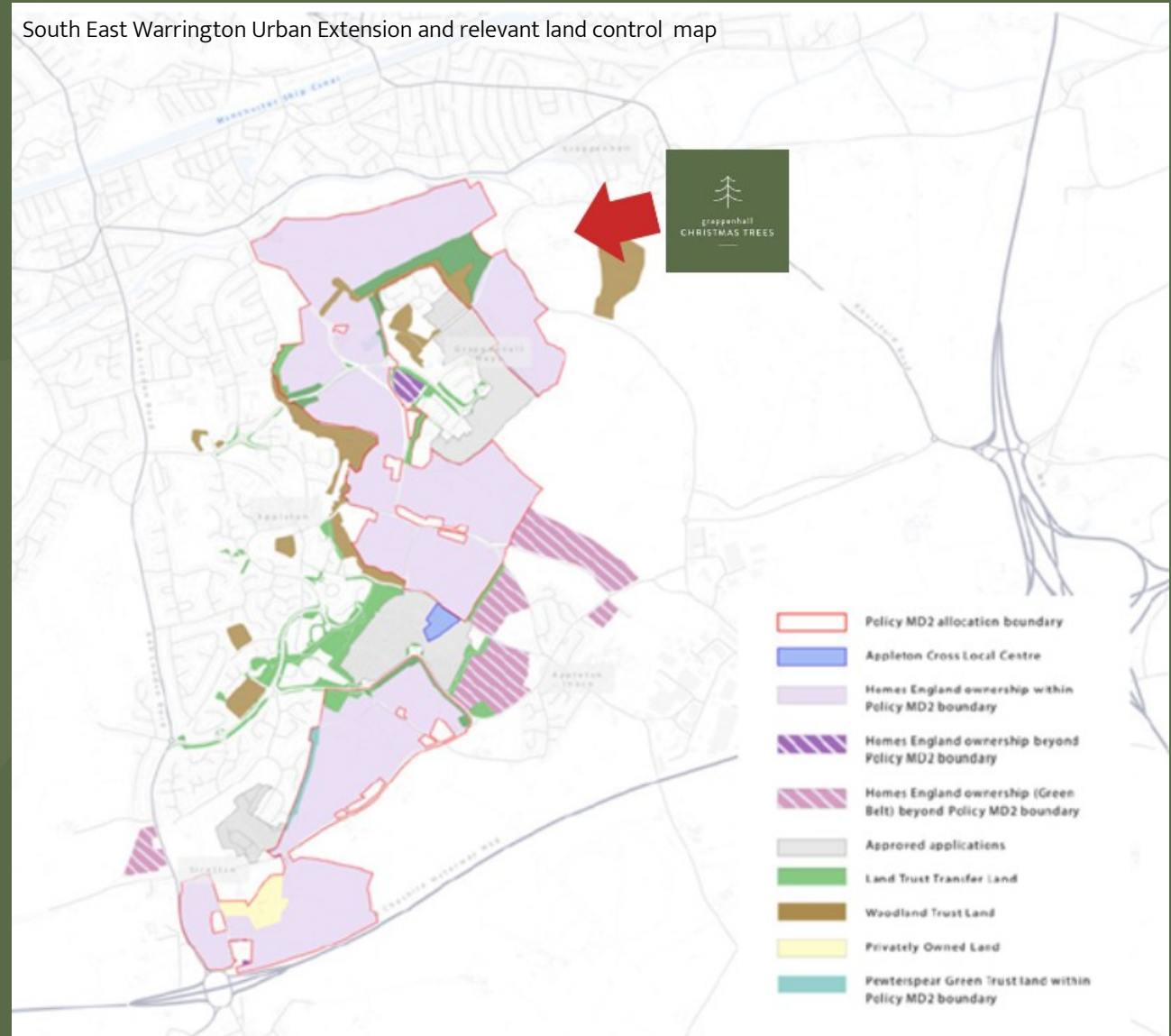
1. Seasonal Expansion

The land and existing retail infrastructure offer an immediate launchpad for secondary high-margin agritourism ventures, such as a Halloween "Pick Your Own" pumpkin patch, Easter events, or a summer farm shop.

2. The South East Warrington Urban Extension

The property stands to directly benefit from the Homes England-backed South East Warrington Urban Extension. This master-planned community will bring **4,200 new homes** to the immediate boundaries of Grappenhall, Appleton, and Stretton, effectively creating a huge, captive customer base right on the farm's doorstep.

South East Warrington Urban Extension and relevant land control map





COUNCIL

Warrington Borough Council, Town Hall, Sankey Street,
Warrington, WA1 1UH

DEVELOPMENT RESERVATION

The property will be sold subject to a development reservation, in the event that planning permission is granted or any biodiversity net gain units created on the land, which enhances the value over and above the existing use value. The Vendors reserve 50% of the increase for a period of 50 years from completion of the sale. The development reservation explicitly excludes:

- The existing barn conversion permission
- Agricultural/ equestrian development

RETAINED LAND

A 2 metre wide strip along the boundary of Grappenhall Hall High School will be retained and is excluded from the sale.

INFORMAL TENDER

Please email tom@selbyrural.co.uk for a copy of the informal tender form. The informal tender date is 12:00 Friday 25th September 2026.

The informal tender forms are to be submitted via email only.

Please note neither the highest nor any tender will necessarily be accepted.

VIEWING

Strictly by appointment with the agents.

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