



## LOWER FARM

Bickerton Road, Cholmondeley, Malpas  
SY14 8AN

- Located in the sought-after rural area of Cholmondeley
- PP granted for erection of a new Monarch style building with 8 stables, tack room and store
- PP granted for a new 20m x 60m arena
- Mains water and electricity available
- Excellent hacking
- 13.27 acres in total, divided into a range of paddocks

Approx. Distances (miles)  
Cholmondeley 1m | Malpas 5m | Tarporley 10m  
Whitchurch 10m | Chester 14m



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## Description

This is a rare opportunity to purchase a block of land, with excellent equestrian potential, in a sought-after location. It offers an ideal opportunity to build an equestrian facility within its own surrounding land. The land is accessed off Bickerton Road, just a short distance from the entrance to Cholmondeley Castle. It's located in a secluded position, yet within easy access to local main roads, villages and towns.

Planning permission has been secured to erect a new Monarch style, steel portal framed building. The building is a modular design and includes a central passage with up to 8 stables, separate tack room and store. The planning permission also allows for a 60m x 20m outdoor arena, designed by Andrews Bowen.

The land is a total of 13.27 acres, divided into several paddocks with post and rail, and is currently split further with electric fencing. The existing fencing allows for increasing or decreasing the paddock boundaries.

## Easements, Wayleaves and Public Rights of Way

The land is subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or not. In particular, the land has a footpath that runs from the western boundary to the access track.

## Town and 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 or may not come to be in force but also subject to any statutory provision or by law, without obligation on the part of the vendor to specify them. The stables and arena have been granted permission under Planning Application Number: 19/0844N and associated restrictions.

## Basic Farm payment

Historic claims have been made on the land and these are available by separate negotiation.

## Services

Mains water is connected and there is a 11kva powerline crossing the land. Potential purchasers will need to make their own enquiries as to new connections.

## Tenure

Freehold with vacant possession and without any known covenants.

## Viewings

Please contact Jackson Property on 01948 666695 or 01743 709249.



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Franks Barn  
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