



Crumleigh Heath Farm
Little Leigh, Northwich



Crumleigh Heath Farm

Cogshall Lane, Little Leigh
Northwich, Cheshire, CW8 4RL

A superbly equipped equestrian estate,
within the heart of Cheshire's countryside;
available in Lots or as a whole.

- Well-appointed, traditional farmhouse - 4 beds, 4 baths / showers, 5 reception rooms.
- Adjoining L-shaped traditional range of brick barns.
- 3-bed flat; further 1-bed grooms day bedsit.
- Top of the range equestrian facilities & an extensive array of outbuildings.
- 46m x 23m indoor arena - Andrews Bowen wax surface.
- Two large outdoor arenas with sand & rubber surfaces.
- Multiple barns / yards currently housing 79 stables, alarmed tack rooms, feed & wash rooms, vet & farrier areas, staff kitchen.
- Vehicle / equipment shed, general stores, car port, WC.
- Multiple gated entrances with spacious vehicle and car parking areas, CCTV.
- Currently run as an international show jumping and livery yard.
- In all about 94 acres, predominantly flat pastureland.
- Available in Lots or as a whole.



Lot 1: Farmhouse, 3-bed flat, grooms day accommodation, traditional range of brick buildings, all barns, yard and equestrian facilities & approx. 30.3 acres.

Lot 2: 51.5 acres predominantly flat pastureland, inc. pond.

Lot 3: 11.48 acres, of grass paddocks.

See page 12 for detailed plan of Lots.

Approximate distances (miles):

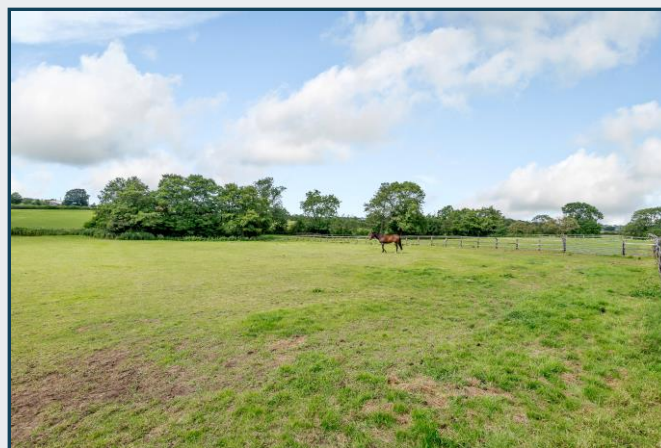
M56 (J10) 3.5m | M6 (J19) 6m | Altrincham 12m
Manchester Airport 16m | Wilmslow 16m | Crewe
Railway Station 18m | Chester 20m | Manchester
20m | Liverpool 23.5m | Birmingham 60m

Situation

Crumleigh Heath Farm is set in a delightful rural setting yet is still accessible by a host of major routes. The farmhouse and outbuildings sit well within their own land, accessed off a country lane via gated entrance driveways. The farm is under a 10-minute drive from the M56 motorway, providing easy access to all parts of the North West and UK via the M6.

The larger conurbations of Chester, Manchester and Liverpool are all within a 25-mile commute, with both Manchester and Liverpool airports within a 30-minute drive. The village of Comberbach & Little Leigh are close by with a range of local amenities including post office, primary schools and public houses.

Equestrian enthusiasts within the area can enjoy hunting with the Cheshire Forest or Cheshire Hounds; polo at the Cheshire Polo Club nr Tarporley; eventing & show jumping at Kelsall Hill Equestrian Centre & Somerford Park Equestrian Centre; horseracing at Chester, Aintree & Haydock.





Description

Crumleigh Heath Farm offers a rare mix of superb residential accommodation together with first class equestrian facilities and outbuildings; all set within 94 acres.

The period farmhouse, dating back to 1853, is well presented and proportioned. It has a high specification of fittings, large amount of natural light and attractive period features, all providing excellent modern family accommodation with good scope for entertaining. Gardens and patio areas surround the house to three sides and the rear faces the equestrian yard.

There is an excellent range of traditional brick farm buildings, in a courtyard to the side of the farmhouse with a separate gated entrance. These currently house a 3-bed flat, grooms day accommodation and range of stabling and stores. The buildings offer considerable scope for further development subject to relevant planning permissions.

The equestrian facilities and outbuildings provide well planned, top of the range facilities. The yard is currently run as a professional show jumping / livery yard, but it would easily lend itself to a range of equine uses. A particular feature is the 150ft by 75ft indoor arena, together with two additional outdoor arenas.



Crumleigh Heath Farmhouse

Ground floor: the back door opens into a rear hallway with doors off to a boot / utility room, an office overlooking the stable yard; and a downstairs shower room with WC. Beyond is the games room with pool table, underfloor heating, feature vaulted ceiling, exposed beams, dual aspect windows and French doors to a garden patio area.

The spacious farmhouse kitchen has triple aspect windows, space for breakfast table, an LPG twin oven/hob Aga, bespoke built kitchen units and central island, granite work tops, integrated fridge/ freezer, electric oven and gas hob; to the far end of the kitchen, up a step is a useful kitchen pantry providing good storage & one of the two house boilers.

The original front entrance to the house is via an oak framed porch into a spacious front hall, with dual aspect windows, stairs to first floor and doors off to:

Snug with remote controlled gas stove fireplace, exposed beams and external door to a garden patio area.

Living room, a formal room, with large dual aspect windows & an open fireplace, timber surround and slate hearth.

Dining room with an open fireplace, marble surround, slate hearth, window to the side gardens.

First floor: stairs with a half landing leading to a galleried landing area, with useful storage shelves and cupboards.

The master bedroom suite comprises a double bedroom with feature high ceiling, dual aspect windows, with views across the land and open countryside beyond, a walk-in wardrobe & en-suite bathroom.

There is a spacious guest bedroom with en-suite and a further two double bedrooms & a family bathroom.





Second floor: is currently an open plan storage space, with Velux roof lights, radiators & timber floor boards. This would easily convert to an additional bed & bathroom if so desired.

Externally

Grooms accommodation:

3-bed flat – at first floor level within the traditional brick range with 3 bedrooms, kitchen, living room, bathroom, and downstairs shower & WC, centrally heated via LPG boiler.

Grooms day rooms – with bedroom, living room, kitchen, shower room, WC, centrally heated via LPG boiler.

Equestrian facilities / outbuildings (refer to site and land plans):

The equestrian facilities are of an exceptional standard, resulting from considerable strategic investment by the vendors to produce first class facilities & yard. The yard is currently set up to run as a professional show jumping & livery yard but it is easily adaptable to range of other uses (subject to relevant planning permissions).

The property has three separate gated entrances into a spacious yard, providing excellent parking and circulation for several cars and horseboxes.



Summary of equestrian facilities and outbuildings:

- Traditional range of range brick outbuildings with scope for further development (sub to PP), currently housing 3-bed flat, grooms day accommodation, 13 box yard, tack rooms, yard utility.
- Car port, alarmed tool / workshops, stores, yard WC.
- 46m x 23m indoor arena - Andrews Bowen wax surface.
- 56m x 27m silica sand & rubber outdoor arena.
- 55m x 24m sand and rubber outdoor arena.
- Main 26 box American Barn, inc. tack, feed, wash room, kitchen, farrier's bays.
- Open fronted barn for vehicle / implement storage.
- 14 box detached agricultural barn.
- 12 box DIY Livery barn, with internal store areas.
- 5 external timber stables.
- Timber frame barn with 9 loose boxes.
- CCTV.

Land (see Land Plan)

As a whole, the land holding equates to approx. 94 acres. The fields are currently down to grass but have previously been included within an arable rotation. They are predominantly flat, stock proof fenced with a mix of post and rail fencing and mature natural hedging. The paddocks have mains automatic water drinkers connected.

Entitlements

None of the land is included within any environmental scheme but the land is registered for Basic Payment and these entitlements are available to the purchaser.

Services

Mains water, electricity & drainage.

LPG central heating x 2 boilers to the house.

Underfloor heating in Farmhouse Kitchen and Pool room.

Double glazed windows throughout.

The vendors report a superfast broadband connection.

Individual LPG boiler to 3-bed flat and grooms day accommodation.

CCTV camera system.





Local Authority

Cheshire West and Chester: 03001237023

Council Tax Band H

Rates Payable: 2018/19 £10,093.79

EPC house rating - F

EPC flat rating - E

Tenure - Freehold

Agents Note

1. Overage – The sale is subject to an Overage Clause whereby if planning consent is granted for any dwellings on the area hatched red on the land plan in the next 25 years, 30% of the enhancement in value (after reasonable costs) will be payable to the vendors and successors in title.

2. Footpaths – a footpath runs through a paddock within Lot 1. This is a few fields away from the house and yard (shown green on land plan).



Crumleigh Heath Farm, Northwich

Approximate Gross Internal Area

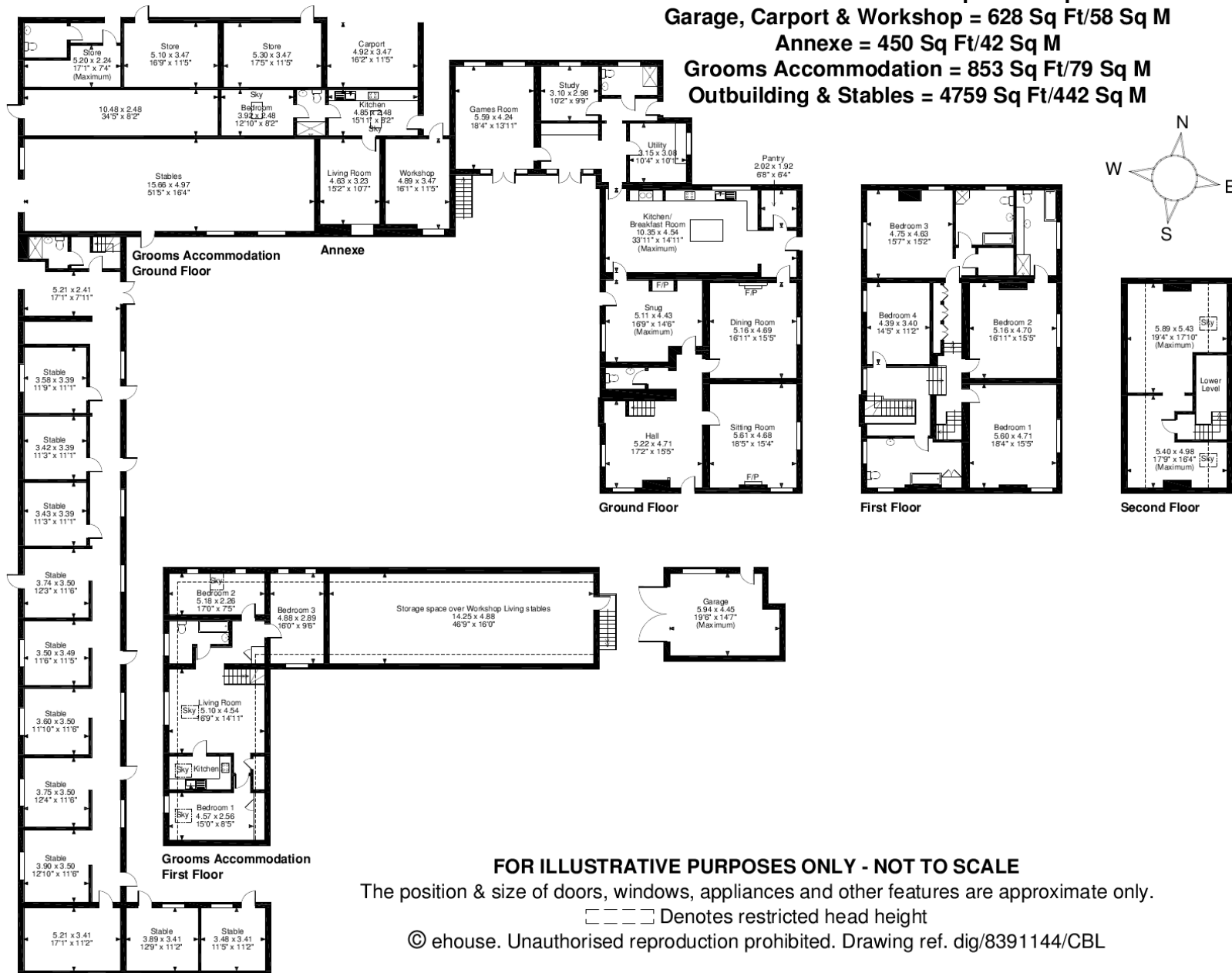
Main House = 4644 Sq Ft/431 Sq M

Garage, Carport & Workshop = 628 Sq Ft/58 Sq M

Annexe = 450 Sq Ft/42 Sq M

Grooms Accommodation = 853 Sq Ft/79 Sq M

Outbuilding & Stables = 4759 Sq Ft/442 Sq M





Crumleigh Heath Farm

1. Farmhouse
2. Tool Shed; Car Port; Stores
3. Garden Store
4. Traditional Brick Barns; 13 Stables, Stables/Tackroom, FF: 3 Bed Flat
5. Main American Barn Stabling; 26 Boxes/Staff Kitchen; Tack & Feed Rooms/Farrier/Wash Bay
6. Indoor Arena, 46 x 23m
7. Outdoor Arena, 56 x 27m
8. Outdoor Arena, 55 x 24m
9. 14 Box Stable Barn with Wash Bay
10. 10 Box Stable Barn with Storage
11. Timber Frame Agricultural Building (9 Stables) & Store
12. Gardens
13. Muck Heap
14. Tractor Shed
15. 5 x Timber Stables

Lot 1 (edged red)

Incorporating the farmhouse, ancillary accommodation, yard, outbuildings and equestrian facilities. This land equates to 30.3 acres & is divided into numerous paddocks with Whitley Brook forming a natural boundary to the northern perimeter boundary.

NB: An overage clause has been placed on part on this lot (hatched red on land plan); see agent's notes for details.

Lot 2 (edged blue)

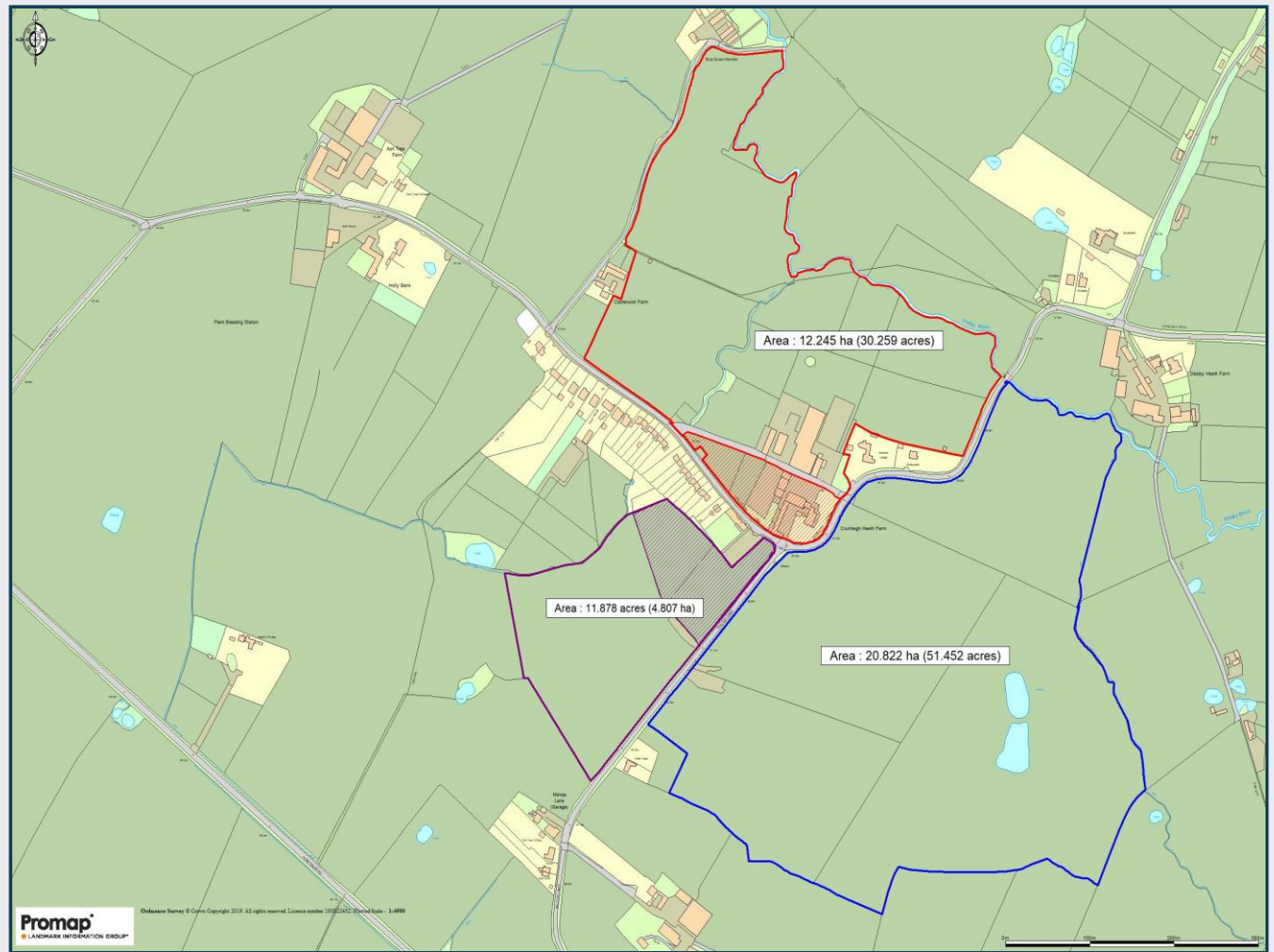
Is a substantial block of land equating to 51.5 acres. The land is all down to grass but previous been included within an arable rotation. The land is mainly grade 3 but with grade 2 in places. This block is securely fenced with stockproof fencing and/or mature hedgerows to all boundaries. The majority of fields have road frontage and access to Shutley lane and Cogshall Lane. One field has two ponds and all the fields have water available.

The vendors have established a cross country course across these fields.

Lot 3 (edged purple)

This block of land equates to 11.9 acres of mature grassland. This land includes three fields with road frontage onto Shutley Land and Ash House Lane. All the boundaries are securely fenced with stock proof fencing and/or mature hedge.

NB: An overage clause has been placed on part on this lot (hatched purple on land plan); see agent's notes for details.



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