



Lane End Farm
Shocklach, Cheshire



LANE END FARM

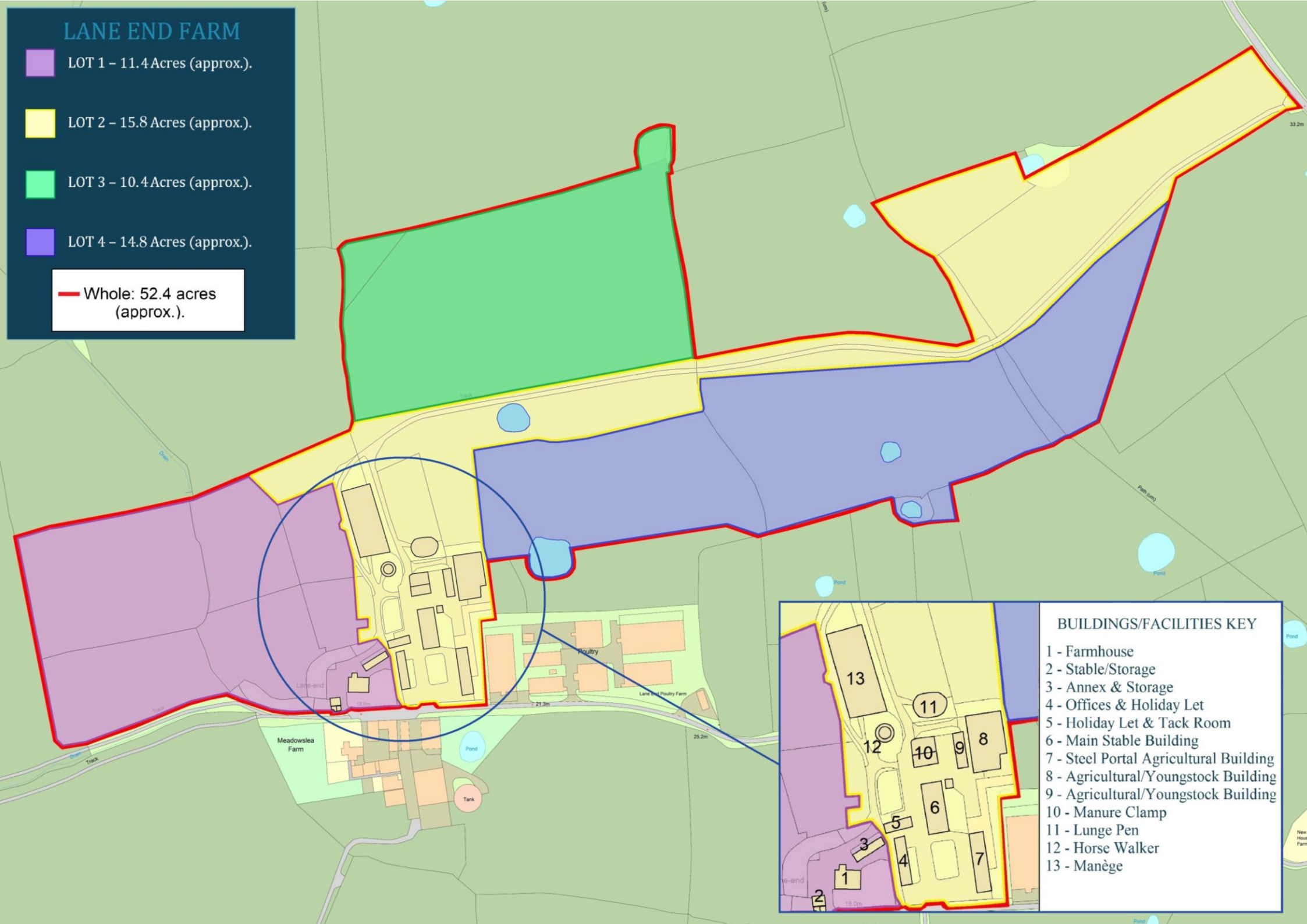
LOT 1 – 11.4 Acres (approx.).

LOT 2 – 15.8 Acres (approx.).

LOT 3 – 10.4 Acres (approx.).

LOT 4 – 14.8 Acres (approx.).

— Whole: 52.4 acres (approx.).



BUILDINGS/FACILITIES KEY

- 1 - Farmhouse
- 2 - Stable/Storage
- 3 - Annex & Storage
- 4 - Offices & Holiday Let
- 5 - Holiday Let & Tack Room
- 6 - Main Stable Building
- 7 - Steel Portal Agricultural Building
- 8 - Agricultural/Youngstock Building
- 9 - Agricultural/Youngstock Building
- 10 - Manure Clamp
- 11 - Lunge Pen
- 12 - Horse Walker
- 13 - Manège

Lane End Farm

Greens Lane, Shocklach
Malpas, Cheshire, SY14 7BN

An impressive equestrian estate, in a delightful location with an extensive array of facilities, accommodation and income streams; set in approx. 52.4 acres.

- Spacious farmhouse with superb views; 5 beds, 3 baths, large kitchen, 3 reception rooms, cellar and gardens.
- Detached 3 bed barn conversion, ancillary to the farmhouse.
- Detached traditional brick building with storage over two floors, two stables and chicken run to rear.
- 2 self-contained, serviced office units (128.3sq.m) with parking. Let on license.
- 2 steel portal frame agricultural buildings with obvious scope for light industrial use (sub. PP).
- 2 bed holiday let (The Granary); 2 further holiday lets with p.p. pending; consists of 2 bed first floor flat; 1 bed ground floor flat.
- Main stable building (spacious American barn) comprising 17 boxes, wash area, feed area, alarmed tack room.
- Manège (approx. 55m x 23m), lunge pen, horse walker, muck heap, cross country jumps.
- 3 further steel portal framed agricultural buildings, currently utilised for housing youngstock and storage.
- In all set in approx. 52.4 acres with 2 entrance driveways.
- Available as a whole or in lots.



Distances (approx. miles)

Malpas 3m | Whitchurch 8.5m | Wrexham 8m
Chester 15m | Shrewsbury 27m | Manchester 54m

Location

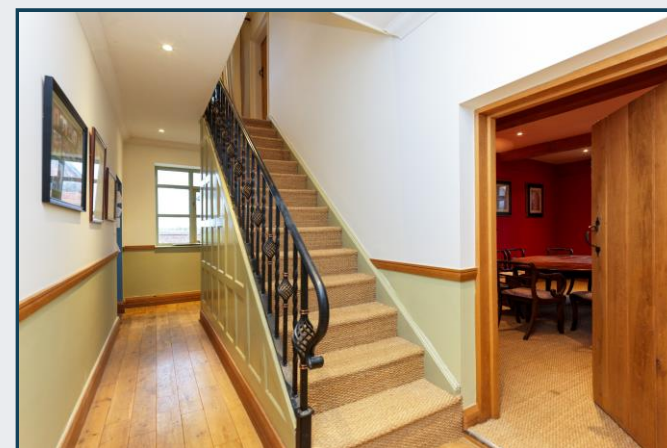
The property is situated in a highly desirable rural setting in Cheshire, close to the Shropshire and Welsh borders within the heart of the Wynnstay country. The property enjoys a tremendous rural outlook, especially to its rear, across to the Welsh Hills. Lane End Farm is well placed for access to local amenities within Shocklach, Threapwood, Farndon and Malpas, plus further afield the larger towns of Whitchurch, Wrexham and Chester. The property is particularly well located within easy reach of major access routes to both Manchester and Liverpool, both within commutable distances. The property benefits from four entrances via twin access driveways aiding accessibility.

Description

Lane End Farm offers a fantastic opportunity to acquire an impressive family home with several income streams and further potential. The delightful 5 bedroom farmhouse is set within approximately 52.4 acres with excellent equestrian facilities, outbuildings, ancillary accommodation and commercial elements. The property is available as a whole or in lots (see plan and refer to break-down).

The current vendors have undertaken a comprehensive list of improvements and developments since acquiring the property, both internally and externally. The house has been refurbished to a high standard and has provided for a fantastic family home. The house itself incorporates many exposed ceiling timbers and character features. It offers spacious accommodation with glorious views to the Welsh hills and Cheshire countryside. The equestrian facilities, holiday units, outbuildings and land all provide the fabulous opportunity for the lifestyle equestrian user, whilst generating a healthy income stream for those who wish to utilise the considerable external attributes on offer at the property.

Please refer to the Land & Lotting plan to see the 4 individual lot options available.





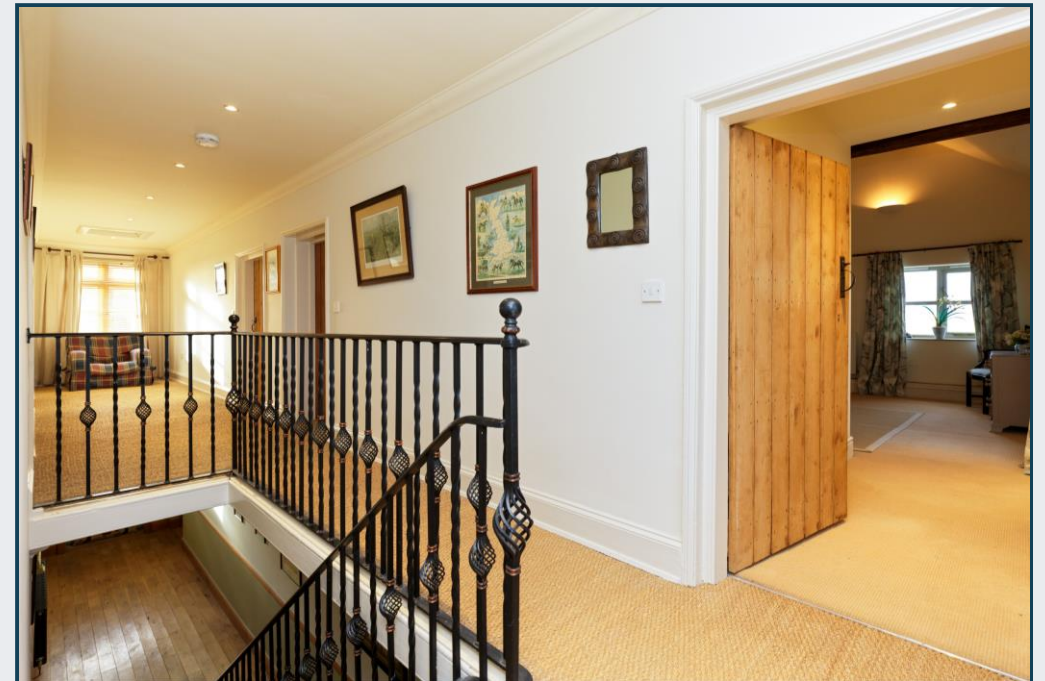
The Farmhouse

The principle entrance door is set conveniently to the north of the property under an oak framed porch, which leads into the spacious and light farmhouse kitchen with traditional flagstone tiles, bespoke built-in kitchen units and AGA. This leads out through French windows to a patio/seating area and garden. From the entrance porch is a spacious boot room/utility room. Straight ahead is the main entrance hall, leading to the front door with doors off to the dining room and spacious living room. The living room has a feature inglenook fireplace and dual aspect windows. The Snug has previously been used as a study or playroom with window to the front aspect. Beneath the ground floor is a small cellar.

At first floor level the master bedroom has far reaching views of the surrounding countryside with en-suite bath and double vaulted ceiling. There is a large guest bedroom with dual aspect windows providing excellent views, an en-suite shower and vaulted ceiling. The first floor has 3 further generously sized double bedrooms and a large family bathroom.

Externally

Adjacent to the main farmhouse is a traditional 2 storey, brick-built building, consisting of storage and 2 stables. To the rear it has a fenced chicken run and orchard. There is also a treehouse with a balcony built at the bottom of the garden. The spacious parking sweep is finished with gravel and iron park railings with post and rails beyond. To the front and side of the farmhouse is a large, mature lawn garden, providing privacy and an excellent family environment outside.



Notably, there are a range of further outbuildings that have been sympathetically converted for various uses. In brief, these comprise as follows:

3 bed ancillary cottage (nearest house): a traditional brick barn that has been converted to provide accommodation with 3 bedrooms, bathroom, living/kitchen & an office area.

There are also 3 further stores at ground level.

Holiday Lets

The Granary: a traditional brick barn that has been converted to provide holiday accommodation with 2 bedrooms, bathroom, kitchen and living area.

There are a further 2 units that a planning application has been submitted to create 2 additional holiday let units. If successful, these will give the future purchaser the opportunity to significantly increase the income stream.

These will comprise within the same barn conversion:

1 bed holiday let flat: ground floor holiday let with double bedroom, bathroom and a living/kitchen area.

2 bed holiday let flat: spacious first floor accommodation with hallway, kitchen, utility, open plan living area with exposed beams, brickwork, Velux windows, triple aspect windows featuring 2 Juliet balconies and excellent views of the surrounding countryside. This building is heated principally via a large boiler with the ground floor tack room below.

Offices (128.3 sq.m)

The sympathetically converted traditional building incorporates two office units, both let to separate tenants on a license agreement.

Office 1 – reception hall with disabled WC, shower facilities, small kitchen, leading to 2 office rooms with dual aspect double glazed hardwood windows, radiators, oil-fired central heating, and services (electricity and water).





Office 2 – reception hall with disabled WC, shower facilities, small kitchen, leading to 2 office rooms with dual aspect double glazed hardwood windows, radiators, oil-fired central heating, and services (electricity and water). The main office has additional kitchen facilities in.

Steel portal frame agricultural units

The units currently have usage class for agricultural use, although there is obvious scope to operate these as light industrial use or storage and distribution units, subject to planning permission. They comprise of modern steel portal framed buildings with spacious hard standing to the front for lorry and large vehicle access, roller shutter doors and are split into two units: (See plan)

Unit 1 – with mezzanine floor area providing for additional storage, high eaves height.

Unit 2 – with mezzanine floor area, office space created below, suspended ceiling, power, high eaves space.

The units both benefit from security lighting externally, an alarm system and CCTV security provisions.



Equestrian Facilities

The equestrian facilities are well thought out, currently used for the running of an international professional event rider and comprise as follows:

- Large American barn style stabling with 17 stables within, hot wash off area, feed area, water and electricity within.
- Spacious hard standing providing parking and turning for large horseboxes and machinery.
- 2 large muck clamps with concrete hard standing; further bedding / hay clamp.
- A large manege with waxed silica sand & rubber surface, measuring 55 x 23 approx. including dressage mirrors.
- An oval shaped sand lunge pen and a "Clayton" 5 horse walker.
- Heated and alarmed yard tack room with access from ground floor to generously sized room with central heating, water, electricity and security window.
- Three substantial steel portal framed agricultural buildings to rear of yard, providing storage for hay, straw and young stock housing with gated access points.

Land

In all about 52.4 acres. The land is predominantly pastureland, divided into numerous fields and post and rail fenced paddocks. There are 4 small ponds and an orchard below the chicken run. The farm has a holding number for the keeping of cattle, sheep and pigs.

Entitlements

The land is registered for entitlements which are available to transfer with the sale. The 2019 entitlement was £5,500

Services

Mains Electricity & Private Water Supply (Mains Water, currently disconnected but available if required).

Private Drainage via shared and separate septic tanks.

Oil Central Heating.





Local Authority

Cheshire West & Chester Council

Agents Notes

Overage – There is an overage, affecting part of the property, with an unexpired term up to 2025 granting the beneficiary a 50% uplift on any additional residential development across the property. Full details can be provided on request from the agent.

The property currently yields significant income from the holiday let & office rentals, details of which can be provided by request, from the Agent. There is considerable scope to derive further income subject to purchasers will and relevant planning permissions being sought.

Directions

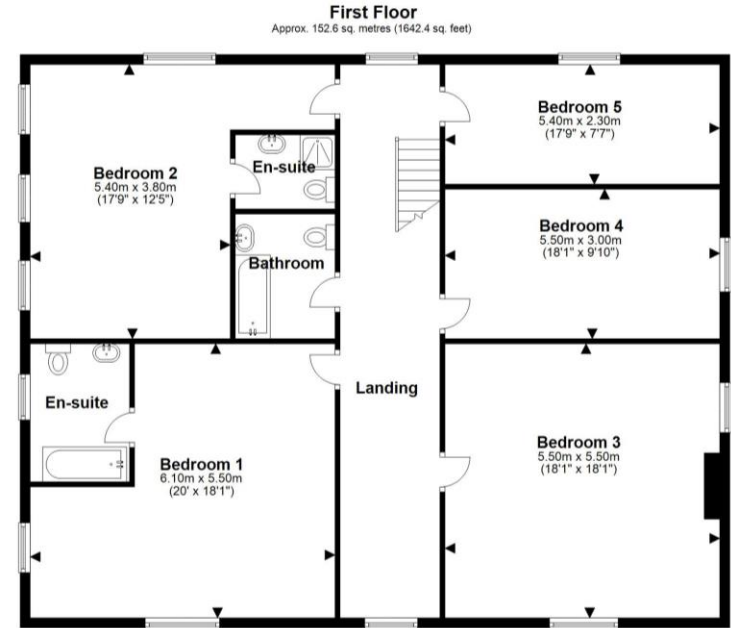
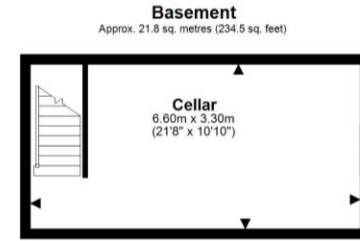
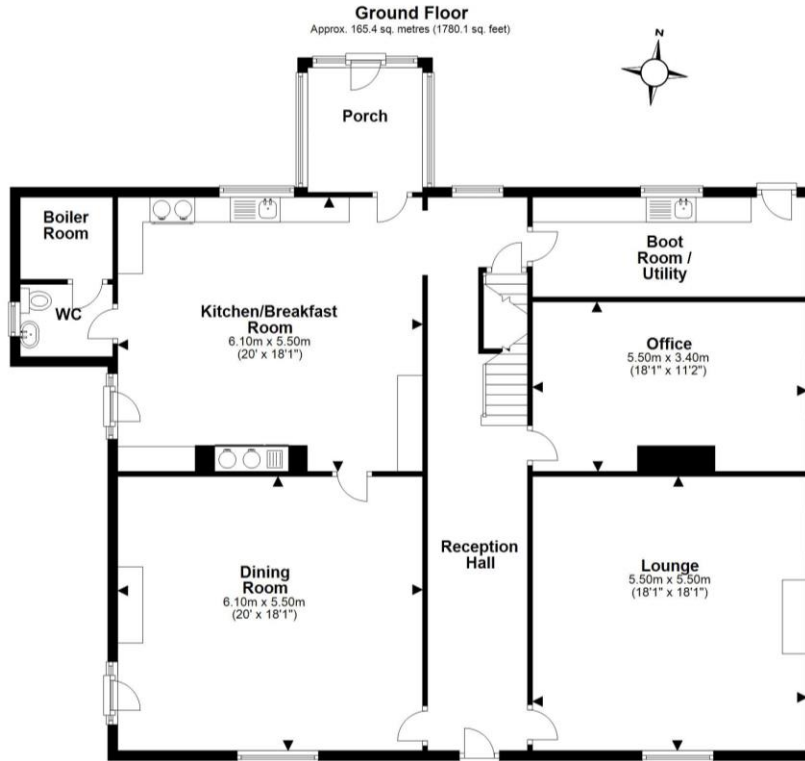
Post Code: SY14 7BN. From Malpas high street, follow the B5069 Wrexham Road, towards Bangor on Dee. After approx. 3.5 miles turn right onto Greens Lane, continue past the school for ¼ mile, the property entrance will be found on the right. A second entrance to the property is reached via the B5069 continuing without turning onto Greens Lane (post and railed entrance onto stoned drive).

Viewings

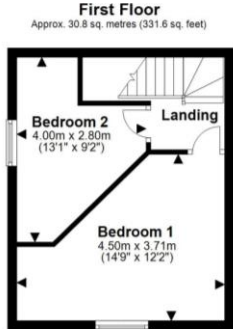
Strictly by prior appointment with sole agents Jackson Property on 01743 709249 or 01948 666695.



The Farmhouse Floor Plan

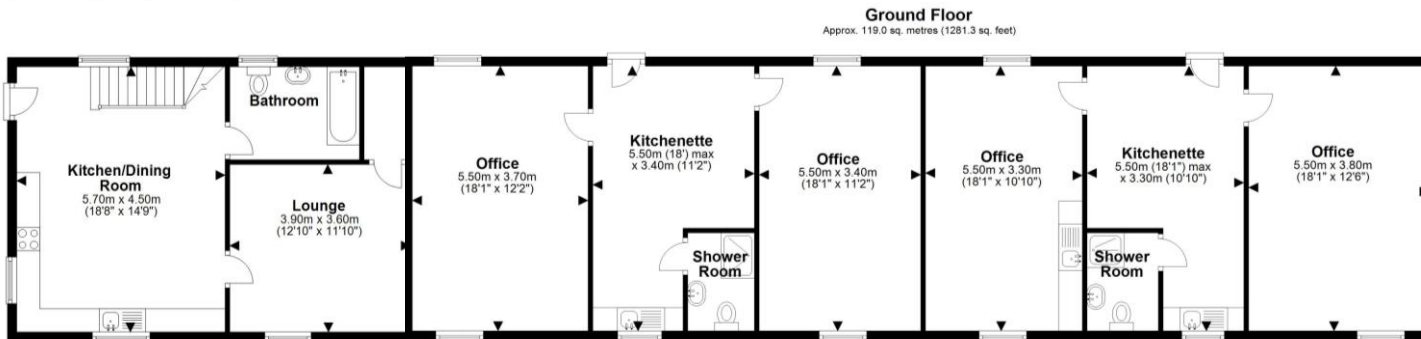


The Granary Floor Plan



Total area: approx. 339.8 sq. metres (3657.0 sq. feet)

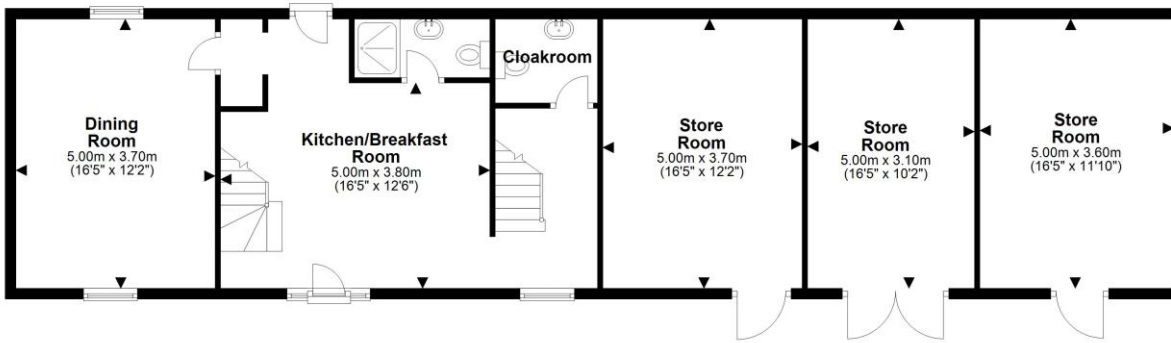
Office Floor Plans



Annex Floor Plan

Ground Floor

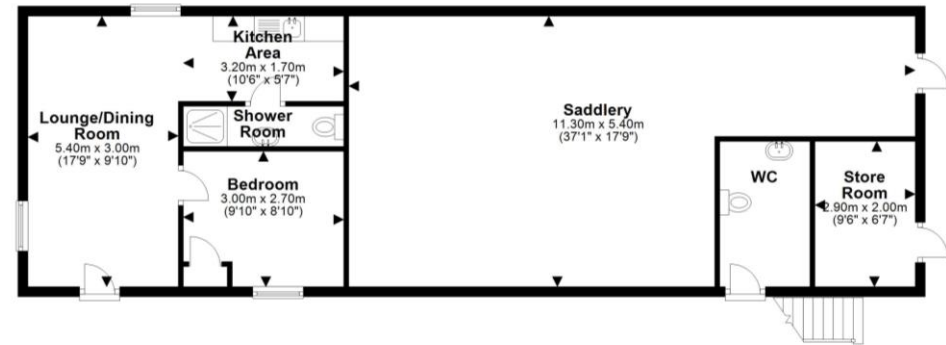
Approx. 110.3 sq. metres (1186.8 sq. feet)



Hayloft Floor Plan

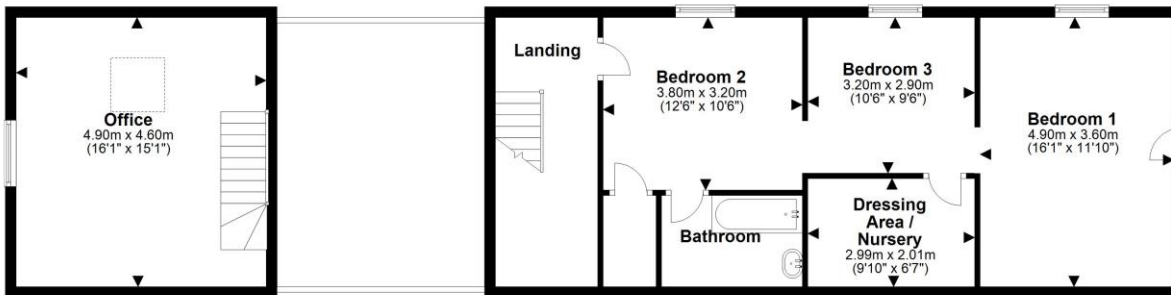
Ground Floor

Approx. 103.8 sq. metres (1116.8 sq. feet)



First Floor

Approx. 106.0 sq. metres (1141.1 sq. feet)



Total area: approx. 216.3 sq. metres (2327.8 sq. feet)

First Floor

Approx. 94.6 sq. metres (1018.2 sq. feet)



Total area: approx. 198.4 sq. metres (2135.1 sq. feet)

Stabling, Agricultural & Outbuildings



Shropshire (Head Office)
 Franks Barn
 Preston on Severn
 Uffington
 Shrewsbury, SY4 4TB
 01743 709249

Cheshire
 Handley House
 Norbury Town Lane
 Whitchurch
 Cheshire, SY13 4HT
 01948 666695

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