



Land off Crimes Lane
Beeston | Cheshire



Land off Crimes Lane

Beeston, Tarporley
Cheshire, CW6 9UA

A unique and rare opportunity to develop a substantial equestrian premises between Tattenhall and Tarporley, within an 8.6 acre plot with planning permission obtained for a 12 stable block and a manege.

- Land with Planning Permission Granted - 19/03270/FUL
- PP for 12 stable yard, tack room and feed room
- PP for 30m x 25m manege
- Toilets and welfare area
- Close to The Bishop Bennet Way bridle path
- Excellent location
- Direct access off Tattenhall Lane
- Approx 8.6 acres

Approximate distances (miles):

Beeston 1m | Tarporley 4m | Tattenhall 4m

Chester 12m | Crewe Station 17m

Manchester 39m | Liverpool 53m

Directions

Heading south on the A49 from Tarporley to Whitchurch, turn right at Bunbury, signed to Beeston. Continue on this road for approximately 1 mile and at the end of the road turn left signed to Beeston Castle, then take the next right signed to Tattenhall. Follow Tattenhall Lane onto Crimes Lane for about one mile and the land will be found on the right after the entrance to Lower Rock Farm and before the start of The Bishop Bennet Way bridle path.



Description

This is a rare opportunity to purchase a block of land with equestrian potential, in a unique and sought-after location. It offers an ideal opportunity to build an equestrian facility within its own surrounding land.

It's located in a secluded position, yet within easy access to local main roads, villages and towns. A further benefit for this location is that there is The Bishop Bennet Way located a short distance along Tattenhall Lane from the land, providing access to a large network of bridle paths.

Planning permission has been secured to erect a new block built stable yard with slate roof and timber clad construction with 12 stables, tack room, feed room and ancillary accommodation for staff facilities with toilets, kitchen and seating area. There is also planning for a 60m x 25m outdoor manege adjacent to the stable yard.

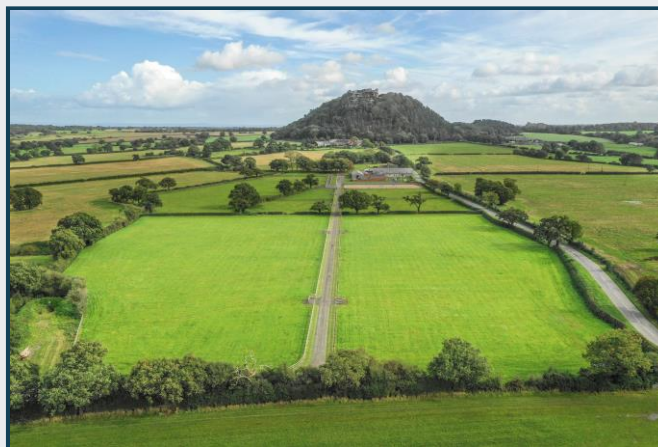
The yard itself surrounds a concrete frontage courtyard up to the manege and benefits from looking straight across all of its own land, totalling circa 8.6 acres.

Access is provided off Crimes Lane via a field entrance gate and will adjoin onto an existing central spine road between the paddocks which leads down to the stable yard. The yard is to be nestled into the far corner of the land, well set back from the road and having existing mature tree and hedge boundary to its rear providing shelter and privacy.

The land is in all circa 8.6 acres, divided into two separate paddocks, either side of a purpose-built access track with post and rail fencing. There is a free draining ditch to the east & southerly boundaries & a mature hedge perimeter.

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. It is understood there are no public rights of way over the land.



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 stable building and manege have been granted permission under Planning Application Number: 19/03270/FUL and associated restrictions contained within the Local Authority's decision notice.

Services

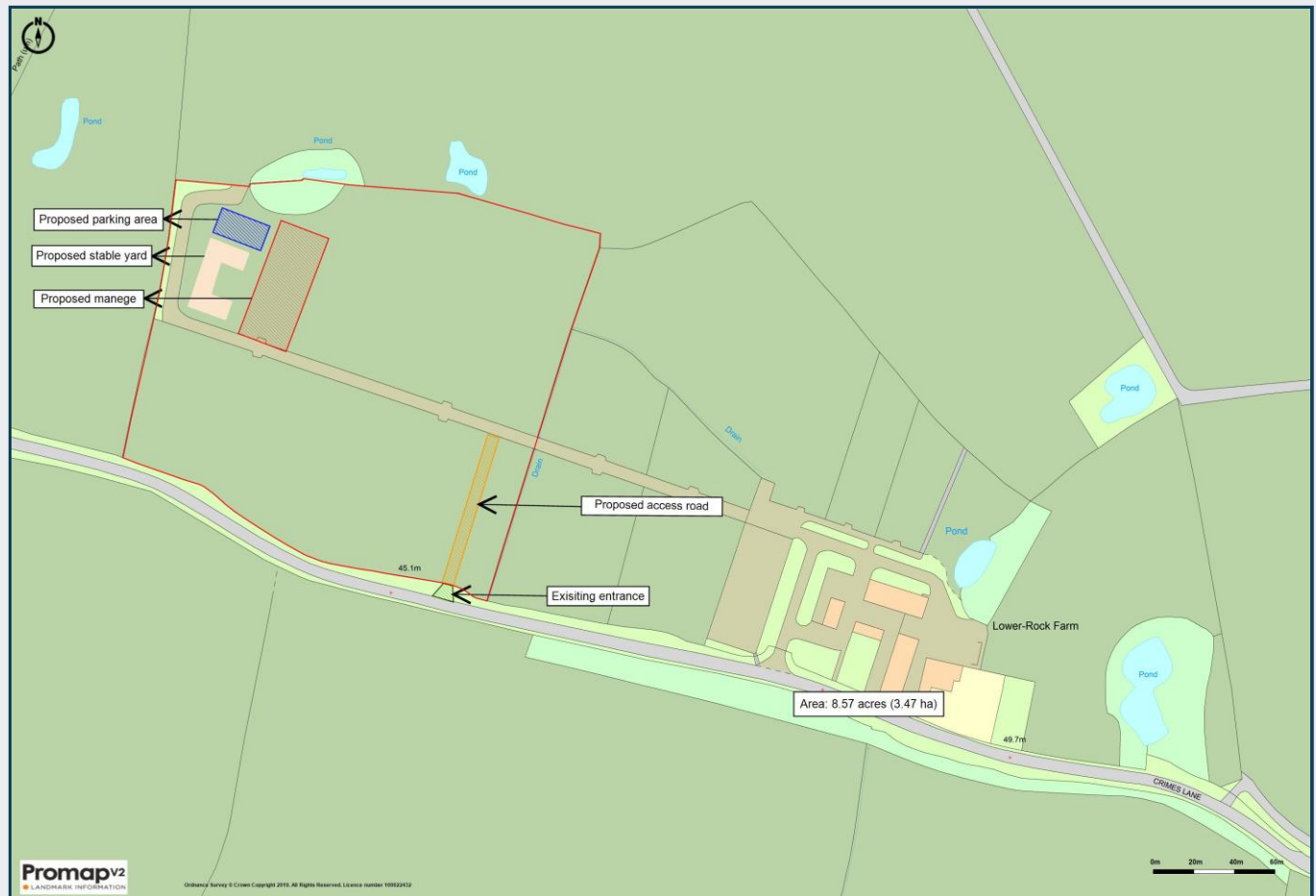
Potential purchasers will need to make their own enquiries as to new connections for any services.

Tenure

Freehold with vacant possession and without any known covenants.

Viewing

By prior appointment with the agents Jackson Property on 01743 709249 or 01948 666695.



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Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
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