



Dairy Farm, Ledsham Lane, Ledsham,  
Ellesmere Port, Cheshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Dairy Farm, Ledsham Lane, Ledsham, Ellesmere Port, Cheshire, CH66 0NA

A three bedroom semi-detached farmhouse with 17.79 acres of land, traditional brick buildings and ancillary farm buildings.

Ellesmere Port 4 miles; Chester 7 miles;  
Liverpool 11 miles; Manchester 42 miles.

Rear porch | Wet room with larder | Kitchen  
2 reception rooms | 3 bedrooms | Storage  
cupboard | Front and rear garden | EPC Rating F

## The property

### Dairy Farm Ledsham

This former dairy farm comprises a three-bedroom semi-detached farmhouse, extensive traditional and modern agricultural buildings with approximately 17.79 acres of land. The farm buildings offer exciting possibilities for conversion, (subject to planning) and are in need of renovation. The property is available as a whole or in two lots.

## Location

Dairy Farm is in a semi-rural location and is accessed down a driveway on Ledsham Lane. There is easy access onto the A550 from the property which gives direct access to the M53. The city of Chester is approximately 7 miles south east and has a full range of shopping, leisure, educational and transport facilities including a train station with regular services to London Euston in approximately 2 hours.

## Lot 1

### Dairy Farm Ledsham, Garden, Buildings and in all 2.77 acres of land.

The property is entered through a porch, leading into a kitchen, with a wet room and larder on the left and two reception rooms on the ground floor. The first floor consists of three well-proportioned bedrooms and a storage cupboard. The farmhouse has been vacant for

some time and is in need of modernisation. Outside the property there is a WC, storage rooms, large brick built outbuilding and a range of modern agricultural buildings. The garden is located to the front of the property with a paddock to the side.

## Lot 2

### 15.02 acres of Land to the North of Dairy Farm

The land is a single block of pasture with views of the surrounding countryside. Lot 2 is accessed over Lot 1 via the main access track running parallel to the yard, with a Right of Way to be granted in favour of Lot 2 if sold separately from Lot 1.

## Outside

The property sits in a 17.79 acre plot which is approached via a driveway to a parking area with space for several vehicles. There is an established garden to the front and side of the farmhouse with various mature trees and shrubs. To the rear of the property is a brick-built barn which may have potential for residential conversion (subject to planning), with further agricultural barns on site.

## Directions

From Strutt & Parker's Chester office, follow St Oswalds way onto the A540. Continue approximately 5 miles until a right turning onto the A550 and then turn right onto Ledsham Lane. Dairy Farm Ledsham is the first property on your left.







## General

**Method of sale:** The property is offered for sale by private treaty.

**Guide Price:** £600,000

Lot 1: £425,000

Lot 2: £175,00

**Tenure:** The property is offered for sale freehold.

**Boundaries Responsibilities:** The boundary responsibilities are shown with an inward facing 'T' marks on the plan provided.

**Services:** Dairy Farm benefits from mains electricity, water and private sewerage. We understand that the private drainage at this property may not comply with the relevant regulations.

**Wayleaves, Easements & Rights of Way:** The property is accessed through a driveway. The successful purchaser of Lot 2 will be granted a right of way over the driveway if sold separately. The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not.

**Vendors Costs:** The purchaser(s) will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendors legal and surveyor's fees.

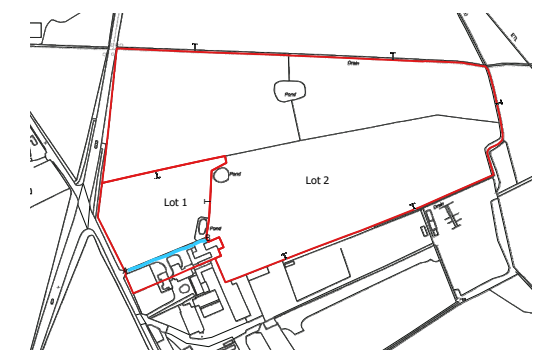
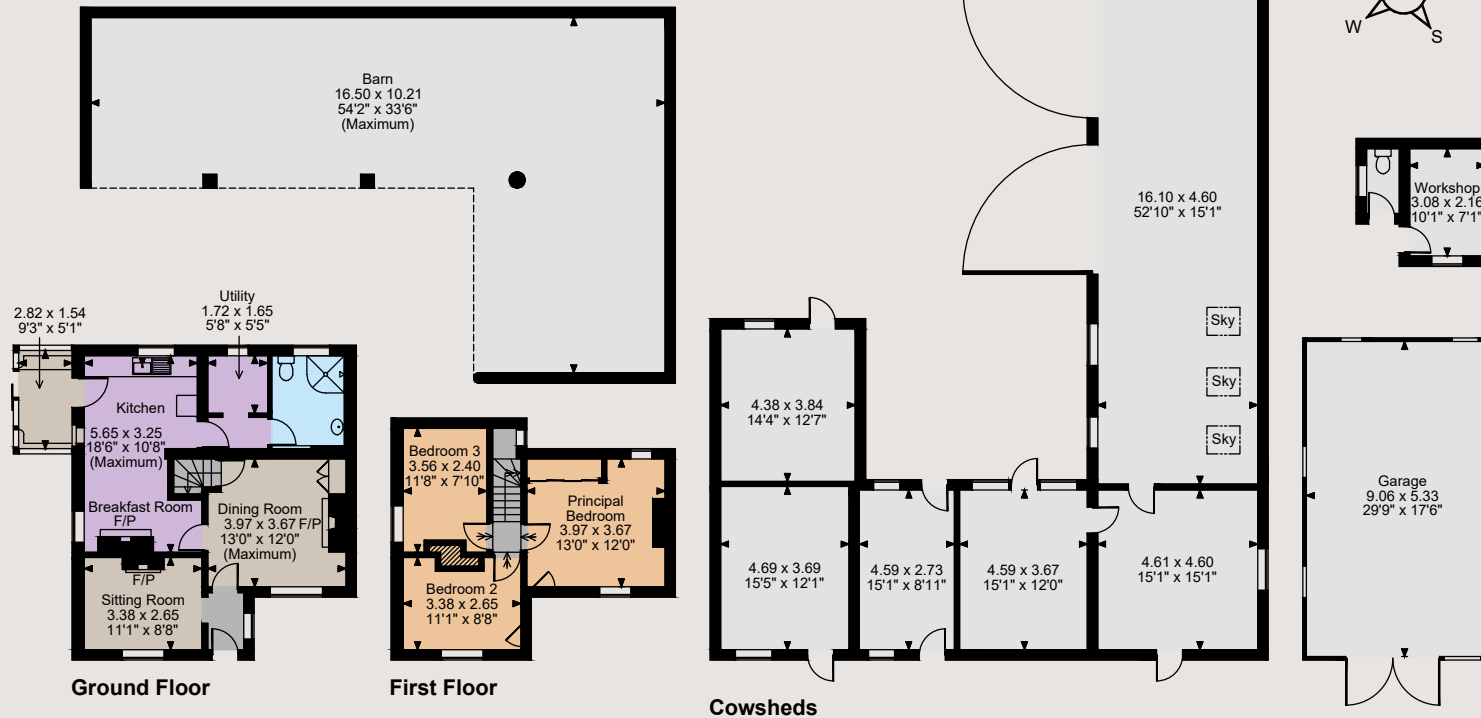
**Sales Particulars & Plans:** The plans and schedule of land is based on the ordnance survey. These particulars and plans are believed to be correct but neither the vendor nor their agents shall be held liable for any error, misstatement, fault or defect in the particulars and plans, neither shall such error, misstatement, fault or defect annul the sale.

**Reservation and Future Development Rights:** The property is sold subject to a reservation of future development rights whereby for a period of 80 years post completion, the vendor reserves the right to 50% of any increase in the gross value of the property in the event that planning consent is obtained for a change of use for non-agricultural purposes (excluding equestrian or woodland use) or for residential development increasing the number of dwellings to more than one. Payment is due when either the planning consent is implemented, or the site is sold with the benefit of planning consent.





Dairy Farm, Ledsham Lane, Ellesmere Port  
 Main House internal area 1,067 sq ft (99 sq m)  
 Garage internal area 520 sq ft (48 sq m)  
 Cowsheds internal area 1,761 sq ft (164 sq m)  
 Barn internal area 1,185 sq ft (110 sq m)  
 Workshop & W.C. internal area 96 sq ft (9 sq m)  
 Total internal area 4,629 sq ft (430 sq m)



**Town & Country Planning Act:** The property notwithstanding any description within these particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution of Notice which may or may not come to force and also subject to any statutory or bylaw without obligation on the part of the vendor to specify them.

**Basic Payment Scheme:** There are no entitlements included in the sale.

**Viewing:** Strictly by appointment through Strutt & Parker on 01244 354 888

**Local Authority:** Cheshire West & Chester Council.

**Council Tax Band:** Band D

**EPC Rating:** F

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the Local Planning Authority.

**Chester**  
 Suite 2, Coachworks Arcade, Chester, CH1 2EY  
**01244 354888**  
 chester@struttandparker.com  
 struttandparker.com

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