



Cheshire West & Chester Borough Council  
Farms and Land Portfolio



## Cheshire West & Chester Borough Council Farms and Land Portfolio

A collection of farms and land in Cheshire offered for sale as a whole portfolio or as separate lots

Two equipped farms including farmhouses and farm buildings

Productive arable and grassland split across four holdings

Buildings with potential for redevelopment and/or change of use subject to planning permission

Opportunities to deliver natural capital through woodland creation or environmental projects

Freehold sale or long leasehold options considered

About 672.03 acres (271 ha) in total

Available as a whole or in up to 11 lots

### Overview

Strutt & Parker have been instructed by Cheshire West and Chester Borough Council to offer by freehold sale or long leasehold a portfolio of farms and land located in the north west of the county.

The portfolio comprises four distinct holdings which include two equipped farms and two blocks of bare land which are available in lots, combinations of lots or as a whole portfolio.

### Description

In all, the portfolio extends to approximately 672.03 acres (271 ha) including two equipped farms and a range of agricultural land. The two

farmhouses and neighbouring farm buildings all require investment and renovation to bring them up to modern standards. A selection of farm buildings, particularly those of traditional brick construction, have been identified as suitable for conversion for alternative uses although no enquiries have been made with the planning department at the Local Authority.

As a whole, the portfolio offers opportunities to generate income, extract value through the development of certain areas (subject to planning permission) and promote the land for natural capital uses. This could be through making use of existing grant funding and stewardship schemes as well as investigating the land's use for woodland creation, biodiversity net gain and carbon offsetting.

The farms were previously let on long term tenancies and are now farmed on short term arrangements with vacant possession due no later than the 31st October 2024.

### Environmental Opportunities

Given the nature of the land holdings there is considerable potential to focus on the enhancement of environmental options including natural capital, woodland creation and ecological and social enhancement.

### Locations

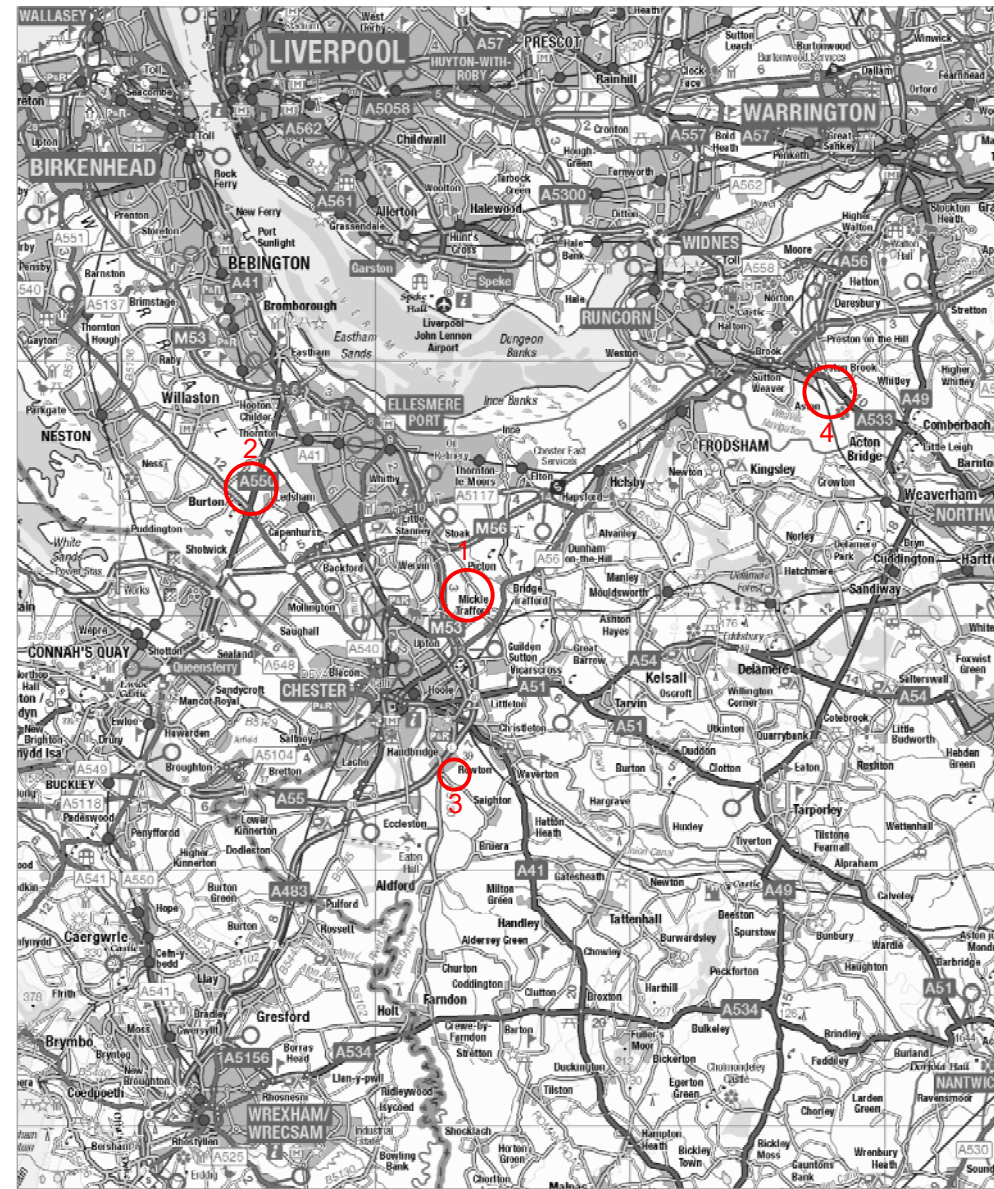
The location of the four holdings are set out here and indicated on the plan.

■ Lots 1 – 4: Ash Hey Farm, Ash Hey Lane, Picton, Chester CH2 4HD

■ Lots 5 – 8: Aviary Farm, Welsh Road, Ledsham, Ellesmere Port CH66 9PA

■ Lot 9: Land at Portersheath Farm, Saughton, Chester CH3 6HA

■ Lot 10 & 11: Land at Union Farm, Northwich Road, Dutton, Warrington WA4 4LB



### Farms & Land Portfolio - Location Plan

#### Lot Key

- 1 Ash Hey Farm, Picton & Adjacent Land
- 2 Aviary Farm, Ledsham
- 3 Portersheath Farm, Huntington
- 4 Union Farm, Dutton

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey Vectormap mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Y21791-05 | Date 07.05.24



### Summary of Lots

Lot No.	Property	Area	Guide Price
1	Ash Hey Farmhouse, farm buildings & land	4.78ac (1.93 ha)	£440,000
2	Farmland at Ash Hey Farm	62.52ac (25.27 ha)	£465,000
3	Farmland at Ash Hey Farm	65.48ac (26.49 ha)	£500,000
4	Farmland at Ash Hey Farm	53.25 ac (21.54 ha)	£265,000
5	Aviary Farmhouse, farm buildings & land	5.73 ac (2.32 ha)	£625,000
6	Farmland at Aviary Farm	101.86 ac (41.21 ha)	£800,000
7	Farmland at Aviary Farm	122.71 ac (49.69 ha)	£1,200,000
8	Paddock at Aviary Farm	7.55 ac (3.05 ha)	£80,000
9	Farmland at Portersheath	101.71 ac (41.16 ha)	£950,000
10	Farmland at Union Farm	110.08 ac (44.55 ha)	£900,000
11	Farmland at Union Farm	36.36 (14.71 ha)	£325,000
As a whole	The Whole Portfolio	672.03 ac (271.92 ha)	£6,550,000



## Ash Hey Farm

### Location

Ash Hey Farm is located about 3 miles north east from the centre of Chester, positioned between the rural hamlet of Picton and the larger village of Mickle Trafford. Mickle Trafford offers a good range of local amenities and the farm is well accessed by road with the A41 and junction 12 of the M53 within 2 miles.

### Lot 1 - About 4.78 acres (1.9 ha)

#### Ash Hey Farmhouse

A traditional red brick property thought to date back to pre-1900 with later alterations. The farmhouse is in need of modernisation throughout however provides the scope to create an attractive house set within its own land with adjoining buildings. The accommodation is set out over two floors with two main receptions room, a family bathroom and three bedrooms. Gardens surround the house and access is taken from Ash Hey Lane into a small courtyard bordered by the farm buildings.

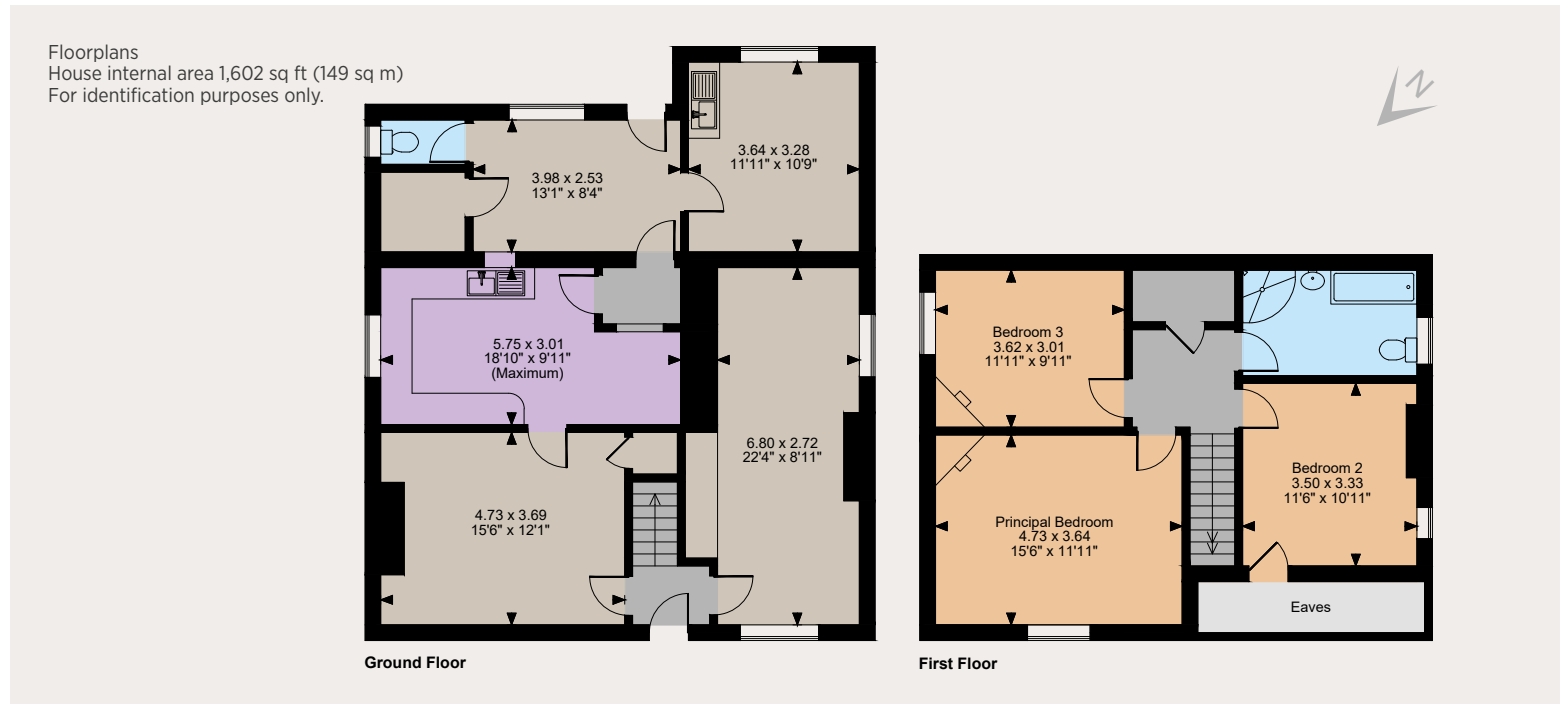
#### Farm Buildings

The buildings comprise: A traditional brick built L shaped building with former parlour, wooden portal framed building, Dutch barn with lean too, steel portal framed building, silage clamp and former slurry lagoon which were historically used to run a dairy enterprise. The buildings provide scope for continued use in agriculture conversion to residential or diversification into activities such as equine, storage or light industrial use (subject to planning consent). There are two roadside access points into the farm buildings both taken from Ash Hey Lane.

#### Land

The land in Lot 1 comprises about 1.6 acres of permanent pasture which surrounds the buildings to the north and western boundaries and can be utilised for grazing or amenity purposes.

What3Words ///dried.perform.retire



### Lot 2 - About 62.52 acres (25 ha)

#### Land

The land comprises approximately 60 acres of permanent pasture currently used for grazing of livestock and mowing for forage and we understand maize has been grown across part of the land in the past. Small copses and ponds are interspersed across the land. Partly surrounding Lot 1 the land is generally level and comprises useful size enclosures with access taken from Ash Hey Lane and Green Lane.

The land is classified as Grade 3 by the Agricultural Land Classification.

What3Words ///carpentry.licks.increased

### Lot 3 - About 65.48 acres (26 ha)

#### Land

The land comprises approximately 64 acres of grassland currently utilised for grazing of livestock and mowing for forage. The land lies on the east side of Ash Hey Lane, opposite Lot 1, and is generally level and arranged in good sized enclosures with access from Ash Hey Lane and Picton Lane.

The land is classified as Grade 3 by the Agricultural Land Classification.

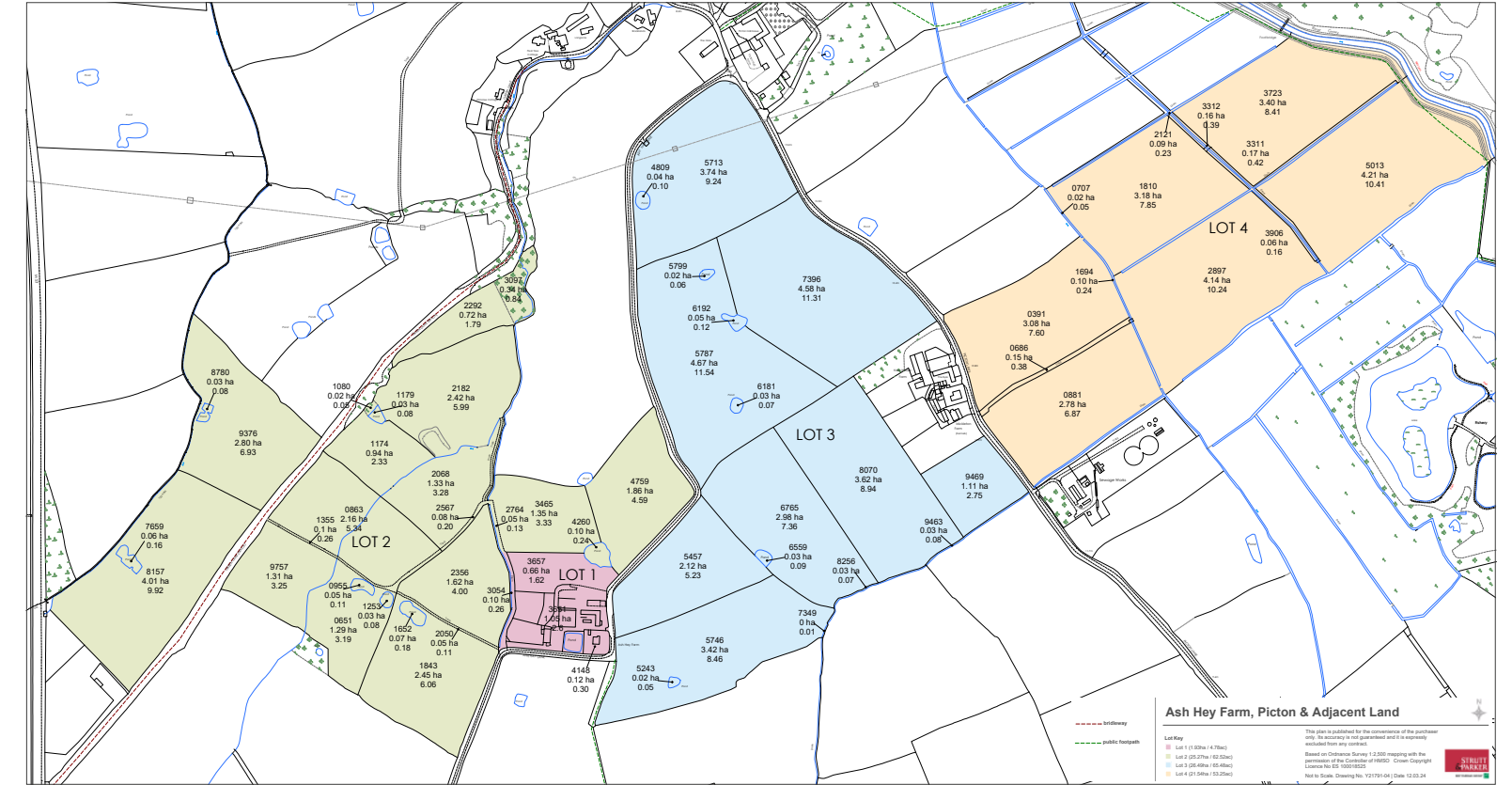
What3Words ///picnic.clumped.ballparks

### Lot 4 - About 53.25 acres (21 ha)

#### Land

The land holding comprises approximately 51 acres of grassland currently used for grazing of livestock and mowing for forage. Part of the land is low lying and prone to flooding from the River Gowy which forms its north eastern boundary. The land benefits from road frontage and access onto Picton Lane.

What3Words ///elevated.window.skimmers





## Aviary Farm and Land at Dairy Farm

### Location

Aviary Farm and the Land at Dairy Farm are located on the Welsh Road, 6 miles north west of Chester city centre and 6 miles west of Ellesmere Port. Ledsham is the nearest village with a wide range of amenities available at Saughall to the south or Willaston to the north, both about 3 miles away. Capenhurst train station is within 2.5 miles with road connections to the M56 also within 2 miles from the farm.

Aviary Farm (Lots 5 - 8) are currently occupied subject to a Farm Business Tenancy (FBT) which is due to end on the 31st October 2024.

### Lot 5 - About 5.73 acres (2 ha)

### Aviary Farmhouse

Aviary Farmhouse is a well located property dating back to circa 1909, in need of modernisation throughout the property has huge scope to create an attractive house set within its own land and adjoining buildings. The accommodation is set out over two floors with two main reception rooms, a family bathroom and three bedrooms.



### Farm Buildings

The buildings comprise a range of traditional brick built buildings, steel portal framed buildings and timber buildings which have most recently been used as a dairy farm. The buildings are currently vacant and provide scope for continued use in agriculture conversion to residential or diversification into activities such as equine, storage or light industrial use subject to planning consent.

### Land

The land comprises about 2.7 acres of pasture which borders the farmhouse and buildings to the south.

What3Words ///yappy.sundial.takeovers





**Lot 6 - About 101.86 acres (41 ha)**

**Land**

The land comprises just over 100 acres of farmland currently utilised for grazing of livestock and mowing for forage. The land is generally level and arranged in useful size enclosures with access from Badgers Rake Lane in the north, Ledsham Hall Lane in the east and Welsh Road, opposite Lot 1, in the south. Areas of woodland and small ponds are interspersed across the land. We understand much of the land is ploughable and maize has been grown on parts in the past.

The land is classified as Grade 3 by the Agricultural Land Classification.

What3Words ///crossword.consumed.thrillers



**Lot 7 - About 122.71 acres (49 ha)**

**Land**

The land comprises approximately 122 acres of farmland currently utilised for grazing of livestock, mowing for forage and arable cropping. The land is generally level and arranged in useful size enclosures with small areas of woodland located across the land. Access is taken from Ledsham Lane to the east and Chapel Lane to the south (via a right of access as shaded brown on the sale plan). We understand much of the land is ploughable.

The land is classified as Grades 2 and 3 by the Agricultural Land Classification.

What3Words ///front.typed.takers

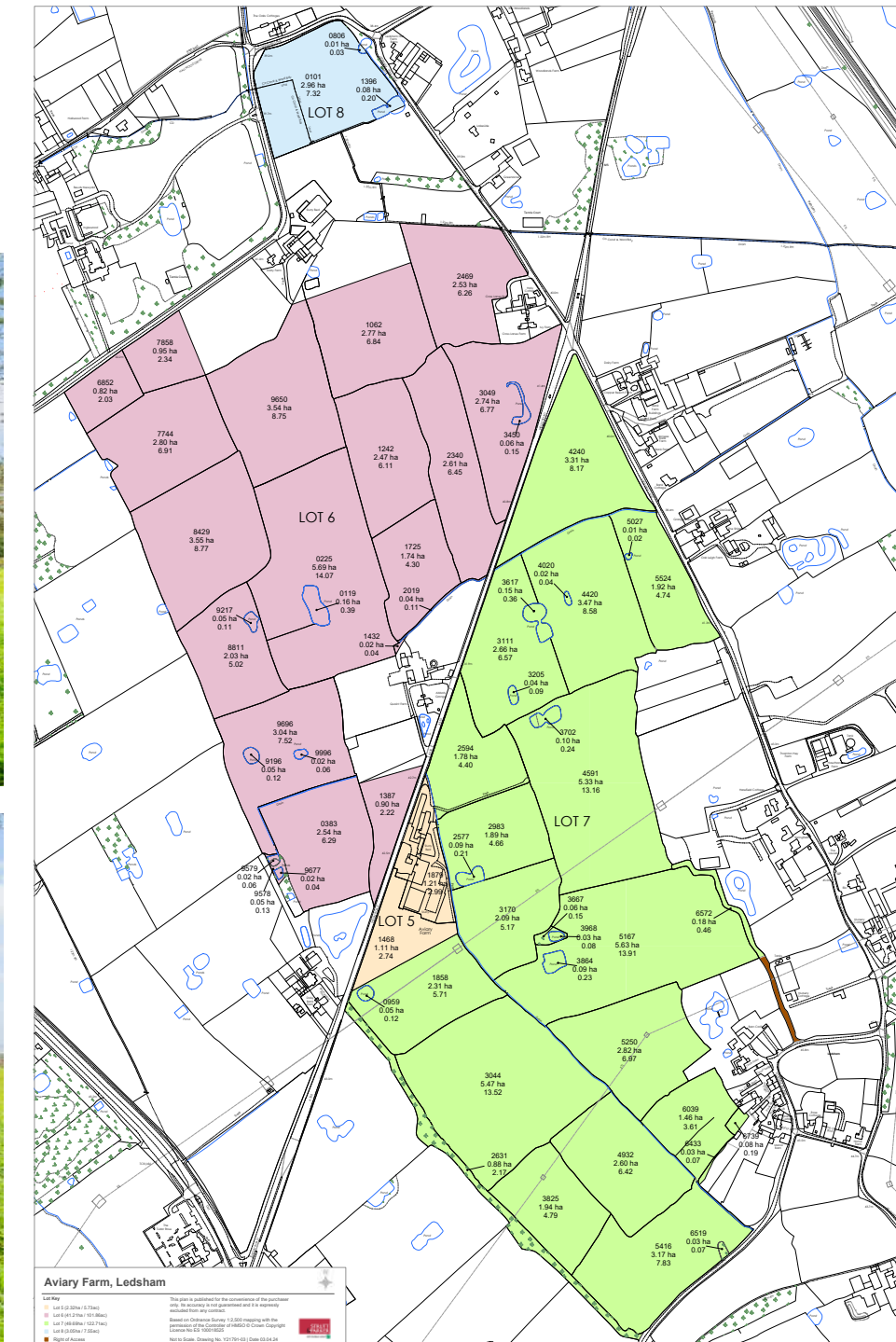
**Lot 8 - About 7.55 acres (3 ha)**

**Land**

Comprising a single enclosure and extending to 7.5 acres of temporary grassland the land benefits from road frontage with access onto Badgers Rake Lane. Currently utilised for agricultural purposes however there is potential

for it to be used for equestrian, environmental or amenity purposes.

What3Words ///wired.refutes.issuer





## Land at Portersheath Farm

### Location

Portersheath Farm lies on the southern boundary of Huntington, a suburb on the southern edge of Chester. The farm is well located for access into Chester to the north or south to the popular villages of Saughton and Aldford. Local amenities are available within a mile of the farm in nearby Huntington.

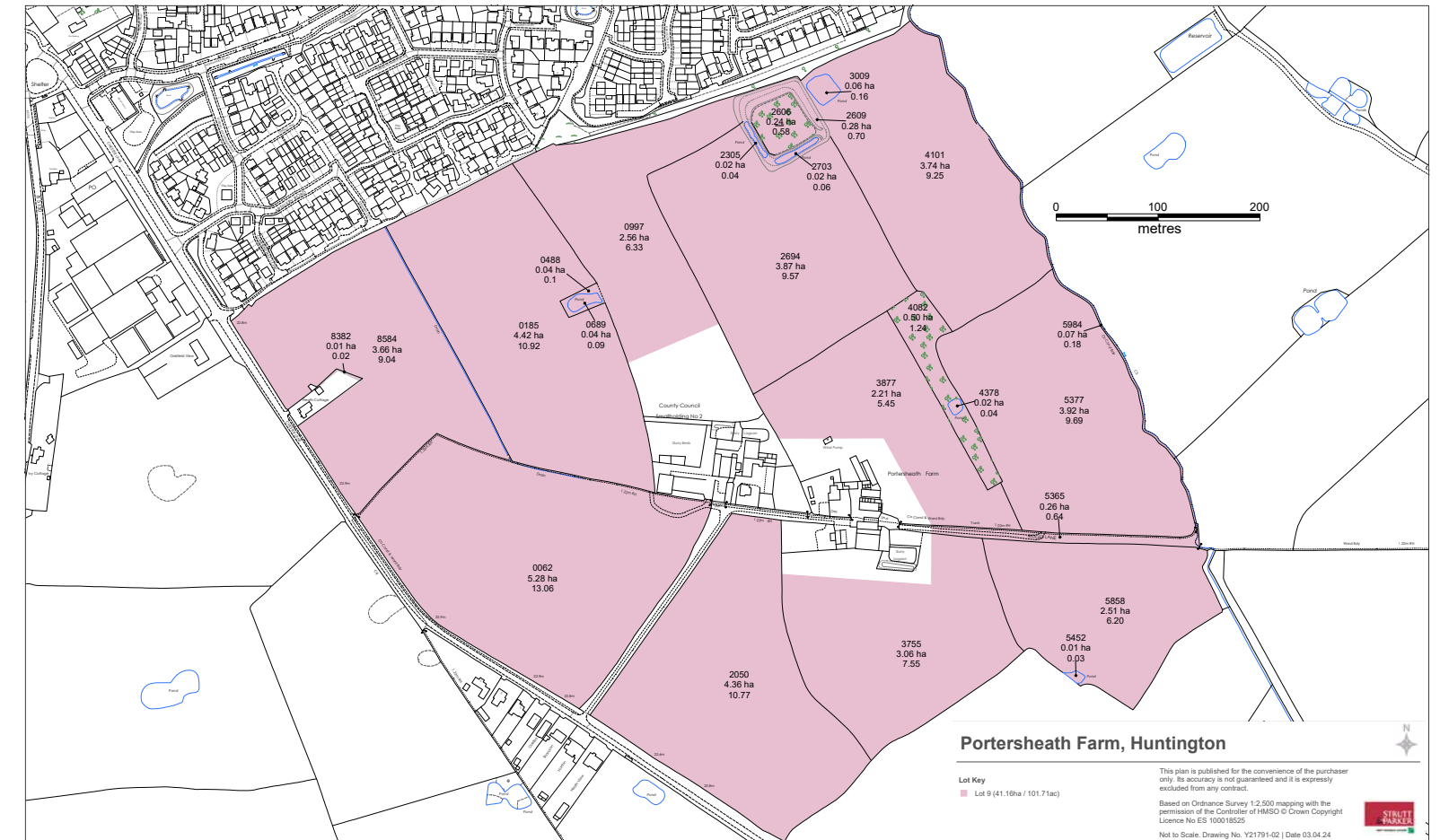


## Lot 9 - About 101.71 acres (41 ha)

### Land

The land is accessed from two gateways directly off Sandy Lane which runs adjacent to the southern boundary of the land in addition to the right of way across a shared driveway into the core of the farm. Divided into good size enclosures with areas of woodland interspersed across the land providing an attractive outlook. The land is in arable cultivation and classified as Grade 3 on the Agricultural Land Classification.

What3Words ///whites.bolts.become





## Union Farm

### Location

The land at Union farm is located to the south of the village of Dutton approximately 6 miles to the south of Runcorn. A wide range of amenities are available at Runcorn, Frodsham and Weaverham including access to the wider transport network.

### Lot 10 - About 110.08 acres (44 ha)

### Land

Comprising a mix of arable (73 acres), grassland (33 acres) and woodland (2 acres) Lot 10 extends to approximately 110 acres as a whole. The land is well located and split into good size enclosures with road access taken from Northwich Road which runs adjacent to the north eastern boundary. The Trent and Mersey Canals adjoins the land on the south western boundary.

The land is classified as Grade 3 by the Agricultural Land Classification.

What3Words ///mystery.renewals.salsa



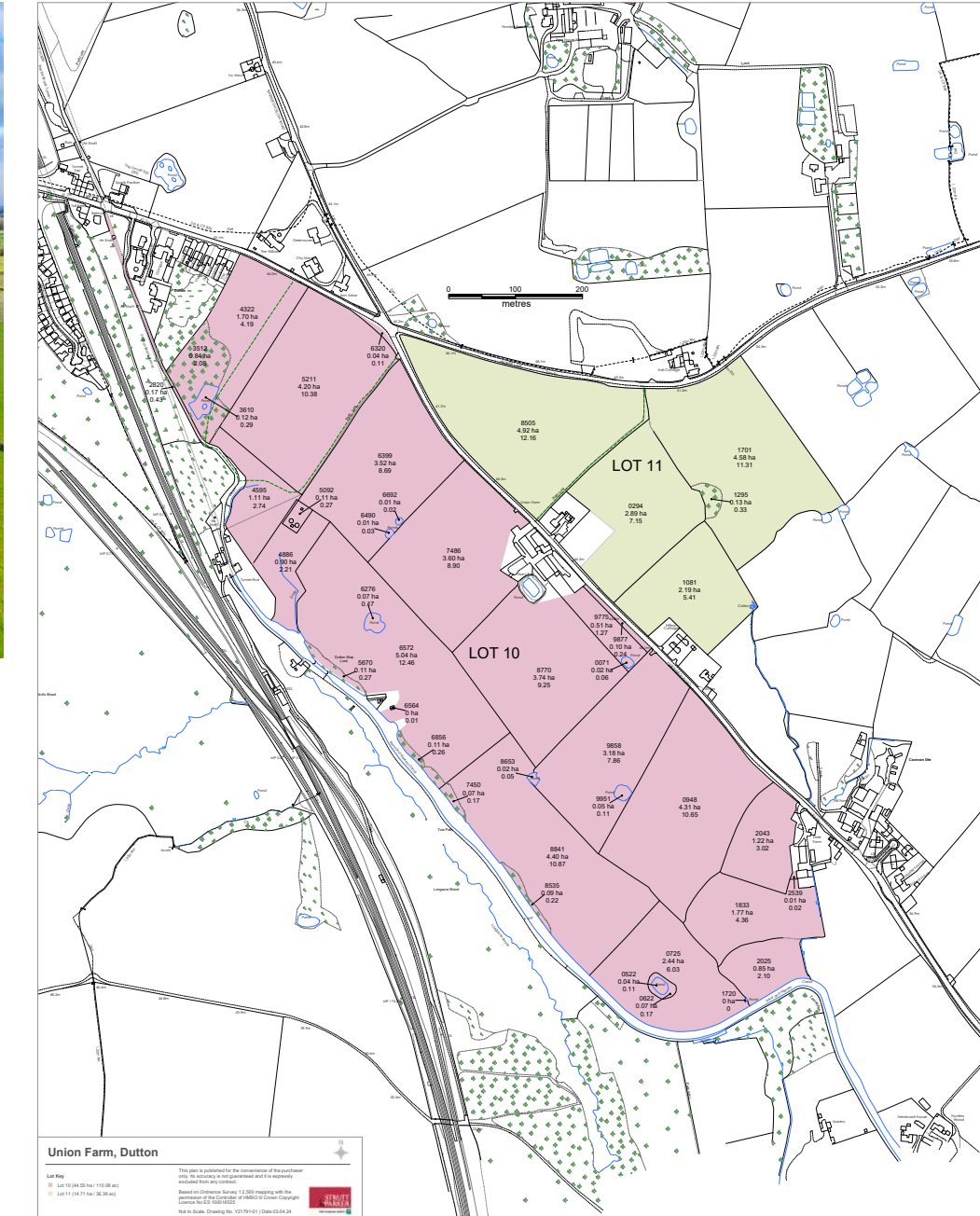
### Lot 11 - About 36.36 acres (14 ha)

### Land

Located to the north of Lot 10 the land comprises arable and pastureland with access taken from Higher Lane to the north and Northwich Road to the south. As a whole the land extends to approximately 36 acres made up of four good size enclosures with a small area of woodland located centrally.

The land is classified as Grade 3 by the Agricultural Land Classification.

What3Words ///army.appealing.slicing





## General

### Residential Property Schedule:

Lot	Property	EPC Rating	Council Tax Band (2024/25 payment)	Water	Electricity	Heating	Drainage
1	Ash Hey Farmhouse	F	D (£2,237.10)	Mains	Mains	Oil Fired	*Private
5	Aviary Farmhouse	F	D (£2,237.10)	Mains	Mains	Oil Fired	*Private

\*We understand the private drainage systems do not comply with current regulations.

It is understood the farm buildings are connected to a mains electricity supply.

**Dataroom:** Information in relation to the sale is available in an online deposit box. Please contact Strutt & Parker for access.

**Method of sale:** The portfolio is offered for sale as a whole, or in up to 11 lots by private treaty.

**Process:** All offers/proposals received by the offer deadline (please refer to the covering letter) will be assessed in accordance with the evaluation matrix (available upon request) which takes into consideration ecological and social parameters including food production.

**Tenure:** The property is to be sold freehold or leasehold (e.g., 125 years) with vacant possession on completion.

#### Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are a number of public rights of way across the farms. Further details are available from the vendor's agent.

**Basic Payment Scheme & Stewardship:** The are no entitlements or payments associated with the Basic Payment Scheme included in the sale. None of the farms are entered into any form of stewardship scheme.

**Holdover and Ingoing Valuation:** Subject to the agreed completion date, a period of holdover may be required for the harvesting of growing crops or an ingoing valuation may be payable.

**Sporting, timber and mineral rights:** All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

#### Reservation and Future Development Rights:

The property is sold subject to a reservation of future development rights whereby the vendor reserves the right to 50% of any increased gross value for a period of 80 years in the event that planning consent is obtained for any residential development or general change of use (excluding woodland and environmental use). Please note environmental use does not include renewable energy projects. Payment is due when either the planning consent is implemented or the site is sold with the benefit of planning consent.

**Fixtures and fittings:** The farms are sold as seen with all fixtures and fittings included. The purchaser(s) of Aviary Farm may be required to reimburse the vendor for some fixtures and fittings left by the outgoing tenant. Further information is available from the vendor's agent.

**Fencing Obligation:** If sold in Lots the buyers will be responsible for the erection of new stock proof fences (where applicable) within six months of the date of completion. Further details are available from the vendor's agent.

**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.

**Covenants and/or restrictions:** There may be restrictions and covenants listed on the Land Registry title deeds, details of which will be made available by the vendors solicitors on request.

**Local authority:** Cheshire West & Chester Council (0300 123 8123).

**VAT:** Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

**Health and safety:** Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

**Viewing:** Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Chester on 01244 354877 or London on 020 7318 5166.







## National Estates & Farm Agency

43 Cadogen Street, London, SW3 2PR

**020 7318 5166**

[london@struttandparker.com](mailto:london@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

## Chester

Suite 2, Coachworks Arcade, Chester, CH1 2EY

**01244 354877**

[chester@struttandparker.com](mailto:chester@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Over 50 offices across England and Scotland,  
including Prime Central London

