



ROSE FARM, TATTENHALL LANE  
CHESHIRE, CH3 9NH



J. Bradburne Price & CO  
EST. 1902  
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~  
~ VALUERS & ESTATE AGENTS ~



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[contact@jbradburneprice.com](mailto:contact@jbradburneprice.com)



## **ROSE FARM, TATTENHALL LANE, TATTENHALL, CHESHIRE, CH3 9NH**

An attractive and exceedingly well located residential/agricultural/equestrian holding located in prime Cheshire countryside in the shadow of Beeston Castle.

Detached Traditional Brick & Slate Farmhouse

Useful range of Outbuildings

Fertile pastureland with road frontage

1 mile from Tattenhall – 3 miles from Tarporley and 10 miles from Chester

36.03 acres (14.58 ha)

For Sale either as a whole or in 3 Lots

For sale by Informal Tender. Tender to be received by 12.00 noon on Friday 30<sup>th</sup> May 2025

**Sole Selling Agents J. Bradburne Price & Co. 14/16 Chester Street, Mold, Flintshire, CH7 1EG**

**Contact Peter Lewis on 01352 753873**

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## SALE PARTICULARS OF ROSE FARM, TATTENHALL LANE, TATTENHALL, CHESHIRE, CH3 9NH

Rose Farm is a most attractive residential, agricultural/equestrian holding located in a popular and sought after locality being approximately 1 mile from Tattenhall, 3 miles from Tarporley and 10 miles from the City of Chester. Situated in the heart of the Cheshire Plain there are excellent views towards both Beeston and Peckforton Castle and across open countryside with access to Peckforton Hills, Beeston and quiet country lanes and the facilities of nearby towns and villages. The property includes a deceptively spacious 4 bedroomed detached farmhouse, a useful range of farm buildings and productive pastureland contained in level hedged enclosures, all of which extends to 36.03 acres.

The sale of Rose Farm is a very rare opportunity to acquire a property of this size and nature in this location, and will appeal to a wide range of prospective purchasers due to the nature of the property and its popular and convenient location. The village of Tattenhall offers a wide range of facilities and services, as does the nearby village of Tarporley both of which are two of the most popular villages within Cheshire. The historic City of Chester is approximately 10 miles to the north, with a wide range of retail, recreational, educational, leisure and commercial facilities and services. On a regional basis there are mainline train stations at Chester and Crewe, whilst there are International Airports at Liverpool and Manchester both of which are within an hour's travelling distance. The sale of Rose Farm either as a whole or in 3 Lots provides the opportunity to acquire a residential holding from 9 to 36 acres.

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## LOT 1 FARMHOUSE, OUTBUILDINGS & 9.55 ACRES (SHOWN PINK ON PLAN)

The farmhouse is situated fronting onto Tattenhall Lane, is of traditional Cheshire brick construction beneath a slate roof believed to be of late Victorian construction with a more recent double storey extension. The accommodation is 2 floors with UPVC double glazing throughout and provides two well proportioned Reception Rooms, Study, Kitchen, Larder, 2 Bathrooms and 4 Bedrooms. The accommodation and room sizes are shown on the floor plan enclosed.

### FARM BUILDINGS

Situated partly adjoining and to the side of the farmhouse is a very useful range of traditional farm buildings providing general storage, stables, loose boxes etc with there being the opportunity of incorporating the adjoining traditional brick and slate barn into the farmhouse, to provide additional accommodation or potentially ancillary/annex accommodation. The Layout and sizes of the buildings are shown on the plans.

### THE LAND

Lot 1 extends in total to 9.55 acres which includes a pasture field to the rear of the farmhouse with the benefit of frontage and access onto Tattenhall Lane. The soil is classified as being Grade III on the Agricultural Land Classification Map and is capable of growing heavy crops of grass for either grazing or for conservation purposes.

Council Tax – Cheshire West & Chester Council – Band G

EPC Rating - G

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## LOT 2 - 14.42 ACRES (SHOWN BLUE ON PLAN)

Lot 2 is situated immediately opposite Lot 1 to the south of Tattenhall Lane onto which there is frontage and access. The land comprises a single regularly shaped level enclosure classified as being Grade III and is an extremely versatile and productive field.

## LOT 3 – 12.06 ACRES (SHOWN GREEN ON PLAN)

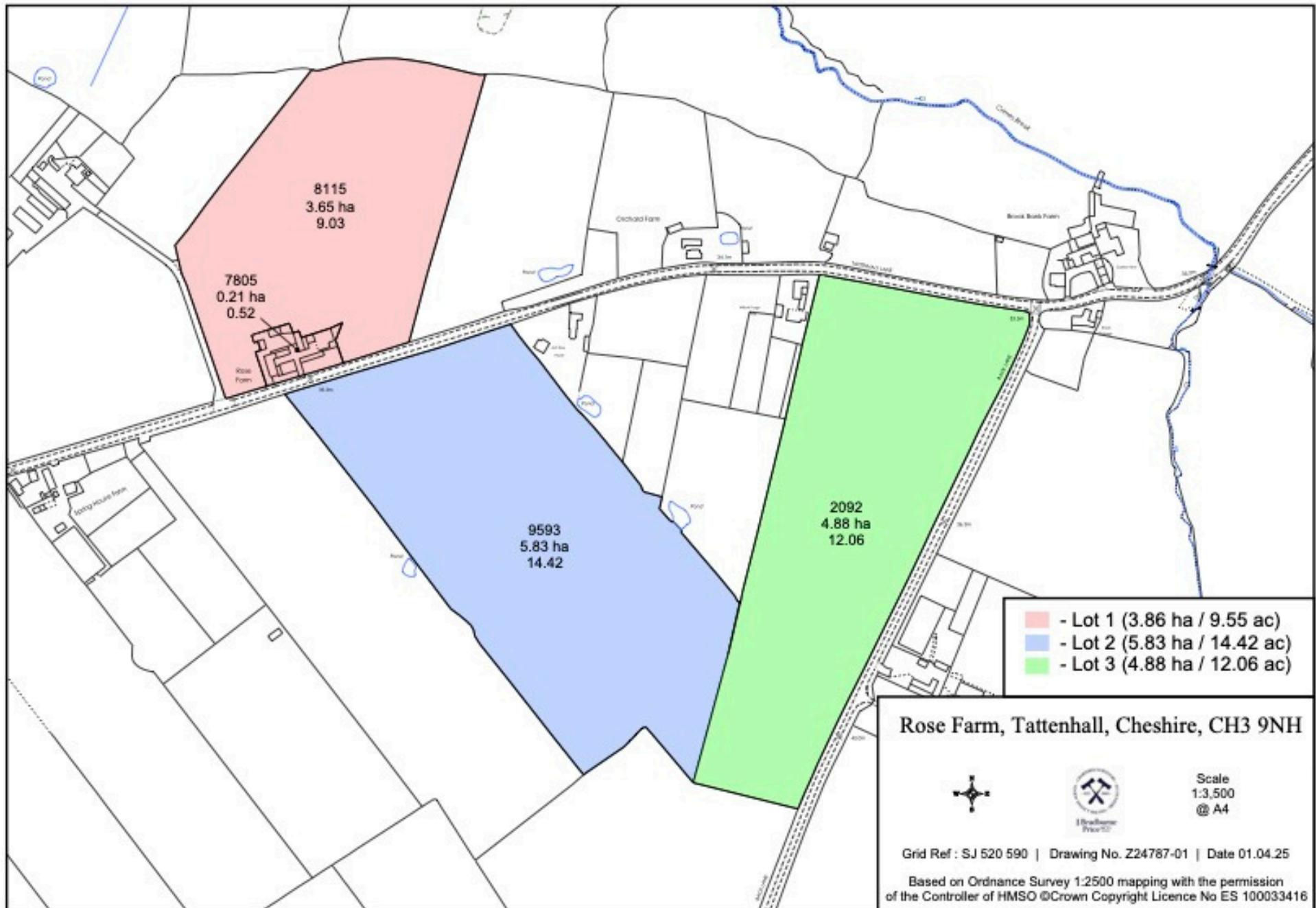
Lot 3 is situated to the south of Lot 1 and adjoining Lot 2 with dual frontage onto Tattenhall Lane to the northern boundary and Back Lane on the eastern boundary. Extending to 12.06 acres in total, the field is a level regularly shaped enclosure suited to a wide range of farming enterprises.



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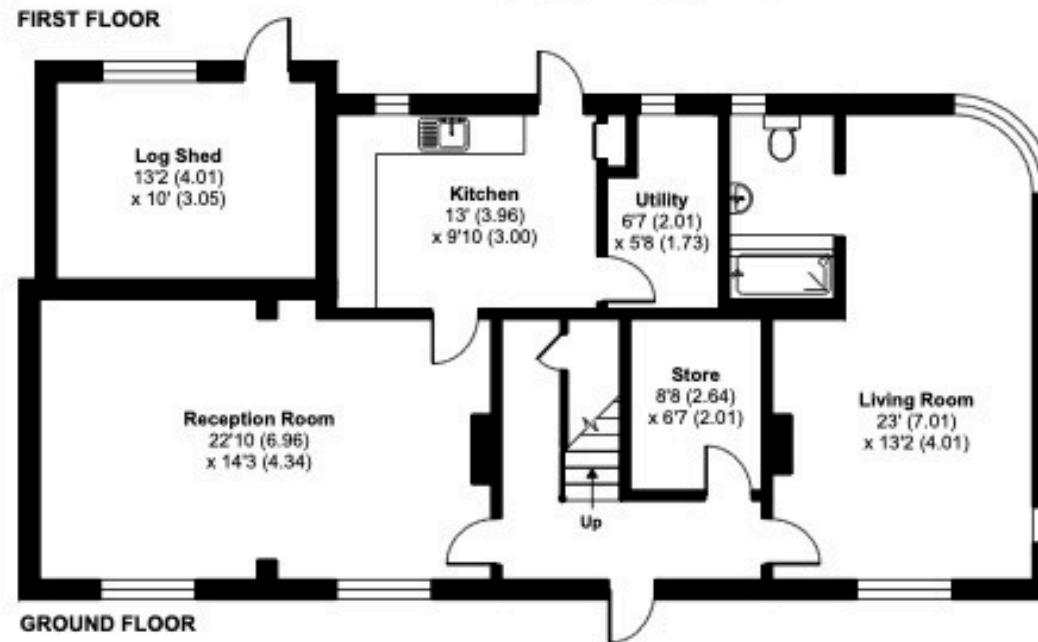
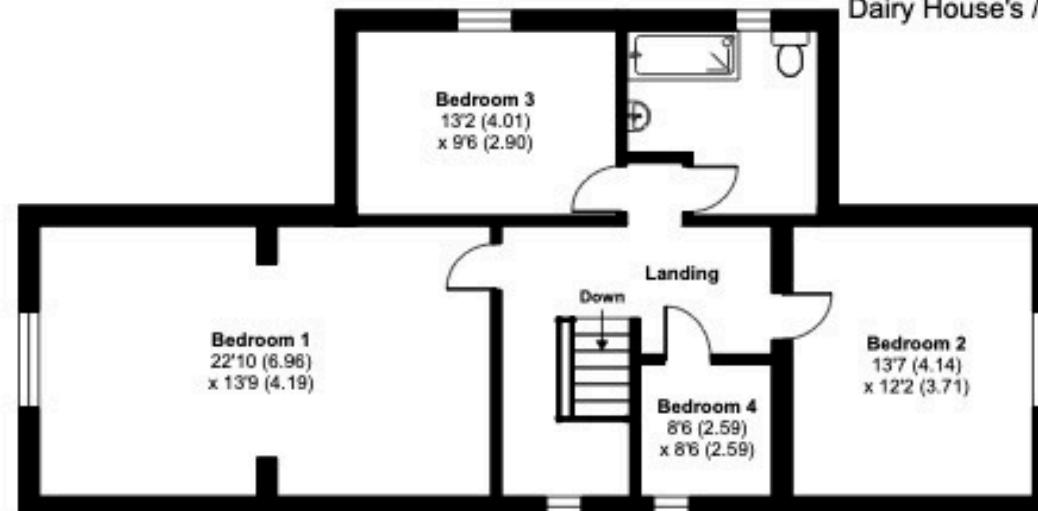
# Rose Farm, Tattenhall Lane, Tattenhall, Chester, CH3

Approximate Area = 1950 sq ft / 181.1 sq m

Dairy House's / Shed's = 3533 sq ft / 328.2 sq m

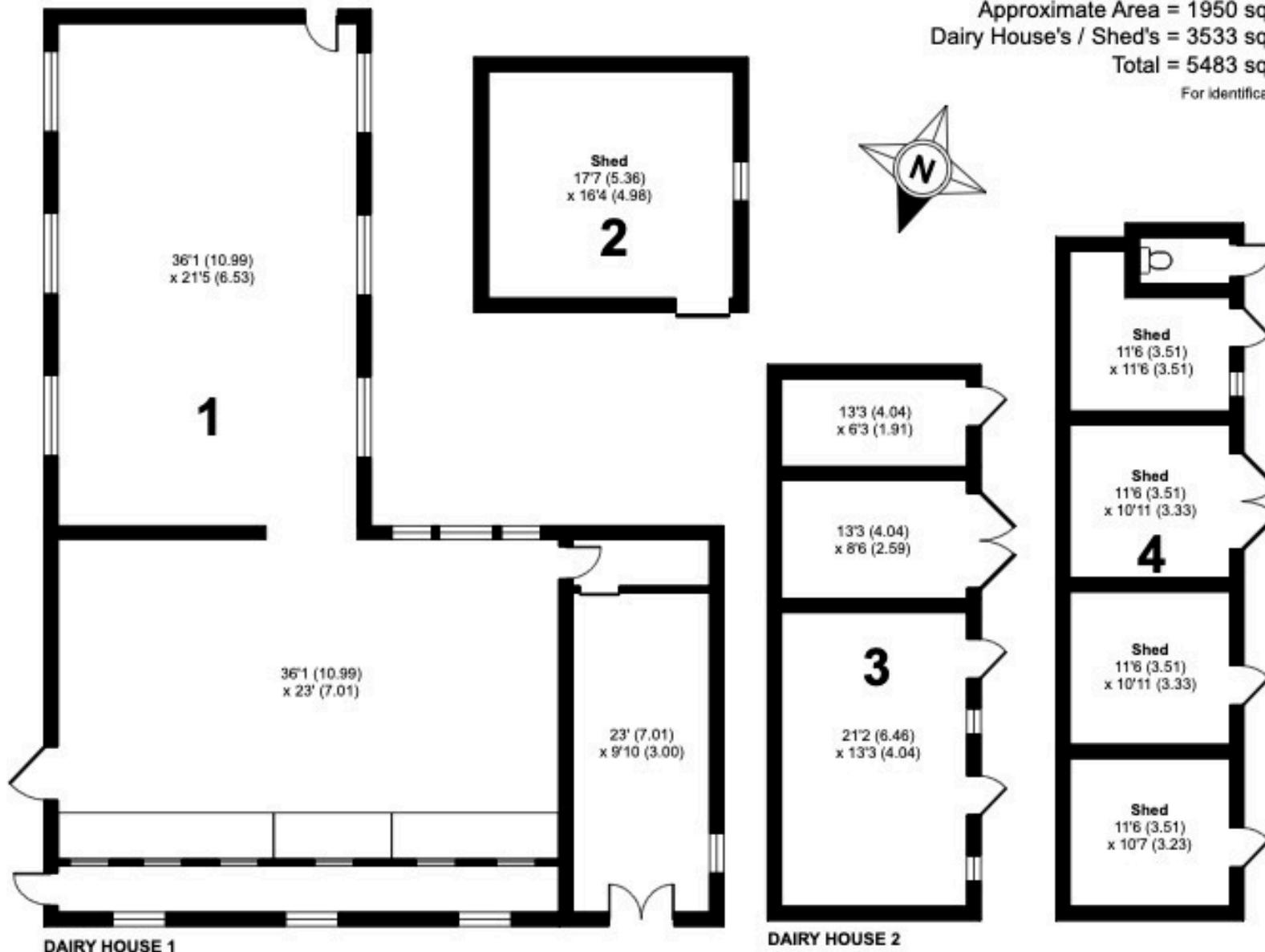
Total = 5483 sq ft / 509.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
Produced for J Bradburne Price & Co. REF: 1267958

# Rose Farm, Tattenhall Lane, Tattenhall, Chester, CH3



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Dairy House's / Shed's = 3533 sq ft / 328.2 sq m

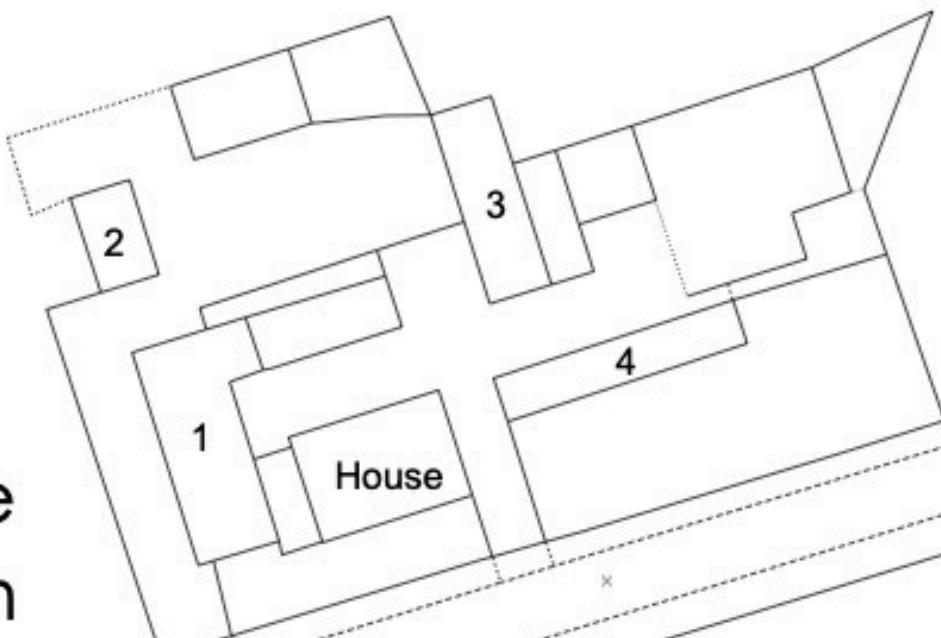
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Produced for J Bradburne Price & Co. REF: 1267958

# Rose Farm



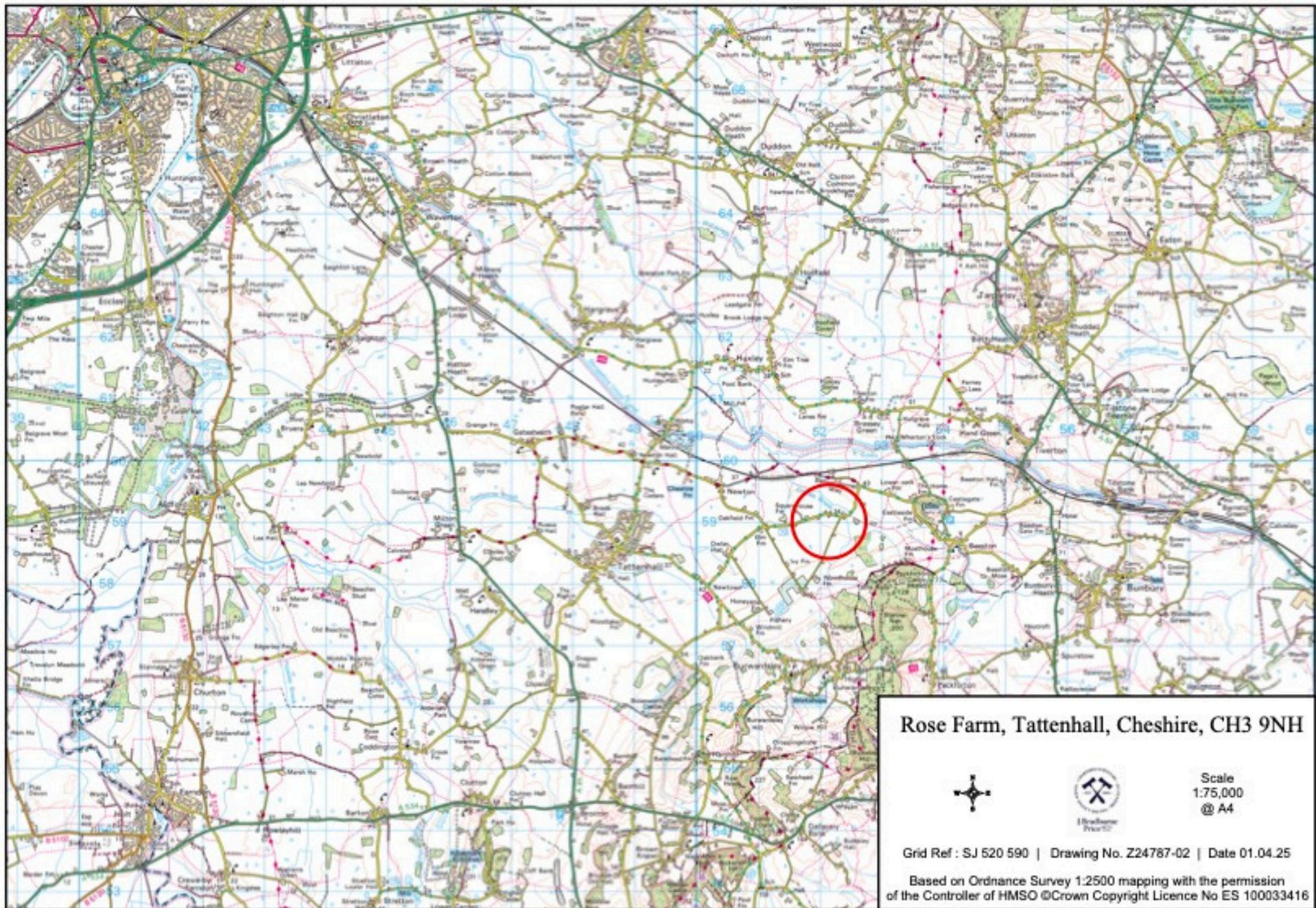
Rose Farm, Tattenhall, Cheshire, CH3 9NH



Scale  
1:500  
@ A4

Grid Ref : SJ 520 590 | Drawing No. Z24787-03 | Date 09.04.25

Based on Ordnance Survey 1:2500 mapping with the permission  
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## GENERAL REMARKS & STIPULATIONS

### TENURE

All Lots are offered for sale freehold with vacant possession upon completion.

### VIEWING

The property can be viewed on Saturday between the hours of 10.00 a.m. and 12.00 p.m. commencing on the 19<sup>th</sup> of April 2025 or alternatively via appointment through the agents.

### EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to and with the benefit of all public or private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or Contract of Sale.

### SERVICES

The farmhouse has the benefit of mains water, electricity and private drainage. Lots 2 and 3 have independent mains water supplies.

### FENCING

The purchaser of Lot 2 will be responsible within 2 months of completion to erect and thereafter maintain a stockproof fence along the currently unfenced boundary between Lots 2 and Lot 3. In the event that Lot 2 remains unsold for any reason, the purchaser of Lot 3 will be responsible to erect and thereafter maintain the fence.

### SALE 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 the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

### MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

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## METHOD OF SALE

Rose Farm is to be offered for sale by Informal Tender either as a whole or in 3 Lots or a combination of Lots as detailed below:-

LOT 1 – FARMHOUSE, BUILDINGS AND 9.55 ACRES

LOT 2 -14.42 ACRES

LOT 3- 12.06 ACRES

All Tenders should be submitted to the Mold Office of J. Bradburne Price & Co. no later than 12.00 noon on Friday 30<sup>th</sup> May 2025.

Offers should be submitted on the Tender Form which is available from the Mold or alternatively downloaded from our web-site [www.jbradburneprice.com](http://www.jbradburneprice.com) or Rightmove. All offers should be submitted in a sealed enveloped clearly marked ROSE FARM, TATTENHALL TENDER.

Offers should clearly state as to whether they are subject to any conditions and as to the source of finance. Please note the Solicitor acting on behalf of the purchase should also be provided. The vendors are not bound to accept the highest or indeed any offer.

No offer will be considered that is made in relation to any other offer e.g. £1 above the highest offer made and all offers should be for a fixed sum.

Purchasers may submit individual offers for each Lot or a combination of Lots.

## DIRECTIONS

See Location Plan

## POSTCODE

CH3 9NH

## WHAT3WORDS

GEAR.MIXING.REPLAYING

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**INFORMAL TENDER  
(SUBJECT TO CONTRACT)  
FOR  
ROSE FARM, TATTENHALL LANE, TATTENHALL, CH3 9HR**

Forms to be returned to the offices of  
J. Bradburne Price & Co., 14-16 Chester Street, Mold, CH7 1EG  
by 12.00 noon on Friday 30<sup>TH</sup> May 2025  
in a sealed envelope marked "TENDER FOR ROSE FARM, TATTENHALL"

**PLEASE COMPLETE ALL FIELDS BELOW FOR THE TENDER TO BE CONSIDERED VALID**

Applicants Full Name .....

Applicants Full Address .....

Applicants Contact No .....

Applicants Email Address.....

Purchase Will be financed by .....

Name of Solicitor acting (if successful).....

Tender I/We hereby tender the following :

Lot 1 .....

Lot 2 .....

Lot 3 .....

The whole or a combination

Of Lots .....

