

MOOR HALL FARM

DODDS GREEN LANE, ASTON
NANTWICH, CW5 8DP



Wright Marshall

An interesting, versatile and well equipped stock/arable/equestrian holding.
Total area 183.89 (74.420 Ha)

FOR SALE AS A WHOLE OR IN 4 LOTS



A notable residential, stock, arable and equestrian farm in a prime agricultural area

MOOR HALL FARM

DODDS GREEN LANE, ASTON

NANTWICH CW5 8DP

Whitchurch: 4 miles • Nantwich: 11 miles • Crewe: 17 miles • Shrewsbury: 23 miles • Chester: 25 miles

- Substantial period farmhouse with versatile accommodation.
- Formal gardens and grounds extending to 0.75 acres including tennis court.
- Substantial L shaped range of attractive traditional buildings providing redevelopment potential.
70,000 sq ft mainly steel portal framed stock, grain and equestrian buildings.
- Total area of 183 acres including pasture and fertile arable land in large easily worked fields.
 - Substantial council road frontage and access.



Sole Selling Agents: Wright Marshall Ltd

15 Grosvenor Street, Chester CH1 2DD

Contact Peter Lewis - email: peterlewis@wrightmarshall.co.uk
Jonty Cliffe - email: jontycliffe@wrightmarshall.co.uk
Tel: 01244 317833



INTRODUCTION

Moor Hall is a versatile agricultural/equestrian holding situated on the Cheshire/Shropshire border in a noted agricultural locality. Whilst divided by Dodds Green Lane and the A530 all parcels are adjacent to the substantial period farmhouse and extensive farm buildings and farmstead which provides significant versatility to prospective purchasers. The farmhouse offers extensive accommodation in large well proportioned rooms to 3 floors. Set in formal landscaped gardens including a hard tennis court and a central lawn, which fronts onto a most impressive L shaped range of traditional brick and tile outbuildings. Having the benefit of an independent access the modern farm buildings extend to 70,000 sq ft principally in a triple span "Browns of Wem" range which is well complimented by extensive hard standing and turning areas to the front. The majority of the farm is currently down to arable cropping capable of growing a wide range of crops, though equally suited to grass with extensive council road frontage and easily worked field enclosures.

Location

Moor Hall Farm occupies an accessible location amidst the gently undulating countryside of the Cheshire/Shropshire border, between the attractive market towns of Nantwich (11 miles) and Whitchurch (4 miles). Both towns provide an extensive range of local amenities whilst the county towns of Chester (25 miles) and Shrewsbury (23 miles) provide additional retail, recreational and commercial services, as do the cities of Liverpool, Manchester and Birmingham which are all within easy travelling distance. The area is renowned for its good schools both in the private and state sector. The private schools include The White House at Whitchurch, Ellesmere College, Moreton Hall, Packwood and the excellent schools in Chester and Shrewsbury.

For agricultural services there are livestock markets at Beeston Castle, Market Drayton, Shrewsbury and Oswestry. There are railway connections at Whitchurch and Nantwich with the Crewe mainline rail service being 17 miles. There is good accessibility to both the M54 and M6 motorways and international airports at Birmingham, Manchester and Liverpool.

MOOR HALL FARMHOUSE

Moor Hall Farmhouse is a striking period property attractively constructed of rustic brick and part rendered beneath a clay tile and slate roof.

The house offers spacious and well proportioned family accommodation with a wealth of exposed beams, heavy timber doors and other notable features throughout the 3 floors. The ground floor offers 3 well proportioned Reception Rooms, Dining Room, fully fitted farmhouse Kitchen including aga, Utility Room, and Boot Room with shower and wc. The First & Second Floor provides a Master Bedroom suite with an impressive Bathroom with 2 further Bathrooms, Shower Room, Sauna and 3 large Double Bedrooms and Snooker Room.

The dimensions and layout are shown on the attached floor plans.

OUTSIDE

The house is set in grounds extending to 0.75 acres or thereabouts, which includes a private access through electric operated gates off Dodds Green Lane, leading to a gravelled turning circle with central rose bed. The front elevation continues on to a large graveled turning circle, with feature central lawn fronting onto traditional buildings. The gardens are landscaped and heavily stocked with well established borders and shrubberies and an aviary all of which are screened by established planting with a variety of ornamental and specimen trees interspersed by an undulating lawn which connects through to a raised York stone patio area, with well and dog run.

DOMESTIC AND TRADITIONAL BUILDINGS

A feature of Moor Hall Farm is it's extensive range of traditional buildings, garages and domestic stores. Centred around the feature lawned turning circle is a most impressive L shaped double storey traditional range of brick and tile construction providing considerable development potential for conversion subject to obtaining planning consent. Part of the range has been converted to provide an Entertaining Room with timber topped rustic brick bar with wash hand basin, lined walls, York stone flooring, measuring internally 10.1m x 5.7m. The remainder of the range comprises open storage with part loft over, the return range having been converted for loose stock housing.

Fronting onto the turning circle is useful 4 bay Garage/Workshop with brick piers beneath a corrugated iron roof with sliding doors, ceramic tiled floors and walls to part with radiator.

Adjoining is a single garage with double doors. The garages are supplemented by a mono pitch brick and corrugated Garage/Workshop with double sliding doors, concrete floor, radiators, oil fired boiler, access to office.

Brick and tiled double storey detached barn with open driftway part ground floor converted to farm office, measuring 6.35m x 5.13m with timber lined walls, built in safe, radiators with bedsit over accessed via external steel stairways 5.5m x 5.5m. Remainder providing potting sheds, garden workshop etc.







Moor Hall Farm

LB

66.4m

DODD'S GREEN LANE



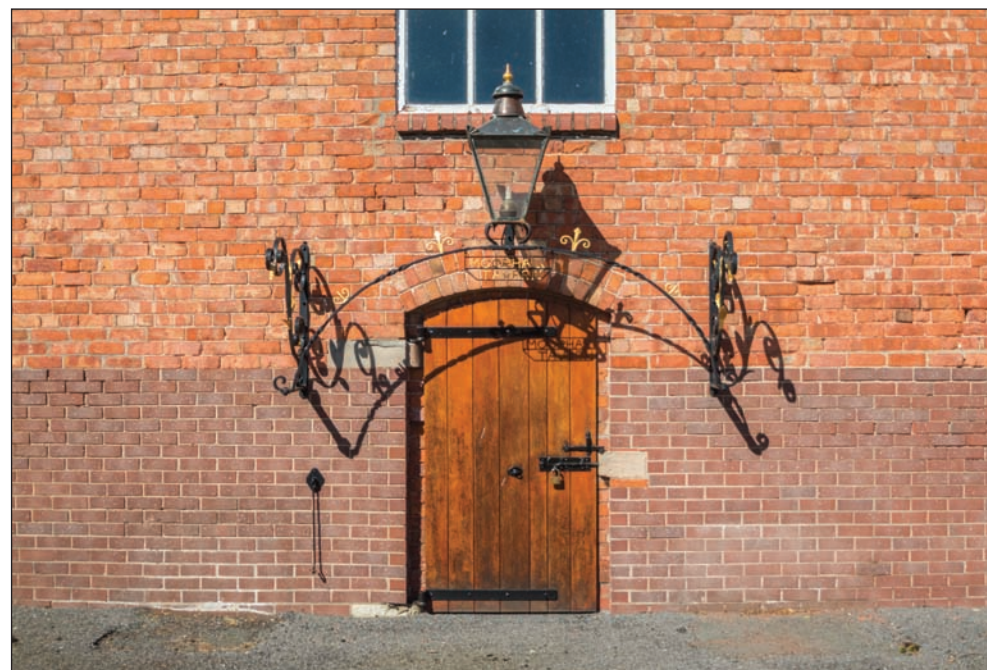
Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432. Plotted Scale - 1:11250



THE FARM BUILDINGS

Moor Hall Farm provides an extensive range of versatile farm buildings, a particular feature of which is the area of hardstanding/yard servicing the buildings, allowing for easy loading and movement of vehicles. The open span nature of the buildings provides flexibility of uses, which currently provides hay/straw storage, grain storage, implement/workshop (including inspection pit) equestrian boxes and loose stock houses. The farmstead has a wide central access directly off Dodds Green Lane with the access into the adjoining land and can quite easily be occupied independently of the farmhouse. The buildings include (as numbered on plan).

PLAN NO.	DESCRIPTION
1.	5 bay steel portal frame hay/straw barn, concrete floor, Big 6 sheeted roof and brick elevations with Yorkshire board cladding over to side and rear, 8.5m x 22m.
2.	Recently constructed muck store of RSJ stanchions with concrete panel and concrete floor 12.5m x 6.5m.
3.	10 bay steel portal frame general purpose building currently used as grain store 60m x 28m, brick elevations with Yorkshire board, concrete floor, plywood internal divisions, double sliding doors to both elevations.
4.	Steel portal frame workshop/implement shed 12.2m x 45m, concrete floor, brick elevations to 2m with Yorkshire board over, double sliding door to one end elevation vehicular inspection pit.
5.	Steel portal frame general purpose building currently providing storage and horse boxes 20m x 48m with indoor exercise area and large calving/foaling boxes.
6.	Brick, timber and asbestos building with lean to overall measurement approximately 26m x 19.5m incorporating 5 horse boxes with fodder store, Tack Rooms etc.
7.	12 bay steel truss frame open building used for loose stock housing 70.6m x 41m.
8.	L shaped double storey traditional range 31.6m with a return range of 36m x 10m.
9.	4 bay garage/workshop 11.2m x 6m with adjoining garage 6.3m x 11.78m.
10.	Brick and tile double storey detached barn 5.5m x 24m.









THE LAND

Immediately adjoining the farmhouse and buildings are a number of conveniently sized fenced pasture paddocks ideally suited for equestrian or stock grazing and turnout.

The soil is mainly a medium to heavy clay loam classified as being Grade 3 on the Agricultural Land Classification Map of the Area comprising 4 distinct blocks (see Lotting). All fields are large and regularly shaped and include a number of attractive amenity plantations of mixed hardwood with substantial council road frontage and access.

The majority of the land is currently down to arable cropping being known for growing heavy crops of winter cereals and oil seed rape, though it is equally suited to grass or other forage crops.

GENERAL REMARKS AND STIPULATIONS

The sale of Moor Hall Farm is a rare opportunity to acquire an agricultural holding of this size and nature, providing significant residential appeal, versatility with regards to buildings and lotting and development potential to the traditional building for either residential or commercial use.

DIRECTIONS

From Nantwich take the A530 signposted to Whitchurch passing through Sound and the turnings for Wrenbury where the farm will be found on the left hand side a short length after the turning into Dodds Green Lane. From Whitchurch take the A525. At Burleydam follow the A530 to Nantwich where the property will be found on the right hand side after Combermere turning into Dodds Green Lane. See Location Plan.

LOCAL AUTHORITIES

Cheshire East Council

Earle Street
Crewe
CW1 1BJ

Severn Trent Water

Severn Trent Centre
P.O. Box 5309
Coventry CV3 9FH
Tel: 024 7771 5000

Manweb/Scottish Power

Customer Services
P.O. Box 276
Warrington
Cheshire
WA4 6FJ
Tel: 0845-272212

DEFRA

Hornbeam House
Electra Way
Crewe
CW1 6GJ
Tel: 01270-754000

TENURE

The farm is understood to be freehold. It is sold subject to the following agreements:-

Grain store - An agreement dated 10th August 2015 to Mr D. Shore, Salesbrook Farm, Aston Nantwich for the period from 1st August 2015 to 31st July 2020 at a rent of £7,000 per annum.

Lots 2, 3 and 4 – An Agreement dated 1st September 2015 to Mr D. Shore for the period of 1st September 2015 to 31st August 2020 at a rent of £19,000 per annum.

SERVICES

Mains water and electricity, private drainage, oil fired central heating.

LOTING

Moor Hall is offered for sale either as a whole or a combination of 4 Lots as indicated below:-

Lot 1 - Moor Hall Farmhouse, buildings and pastureland 20.912 acres shaded red on plan.

Lot 2 - 14.746 acres of arable land shown shaded green on plan.

Lot 3 - 125 acres of arable land shown shaded blue on plan.

Lot 4 - 23.139 acres of arable land shown shaded brown on plan.

VIEWING

Lot 1 may be inspected strictly by appointment with the selling agent.

Lots 2 - 4 may be inspected at any time during daylight hours with a set of sale particulars to hand.

EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to and with the benefit of all public and 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.

SALE PARTICULARS AND 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 Auctioneers 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.

SPORTING RIGHTS

It is understood that the sporting rights are in hand and is included in the sale.

GARDEN OF REMEMBRANCE

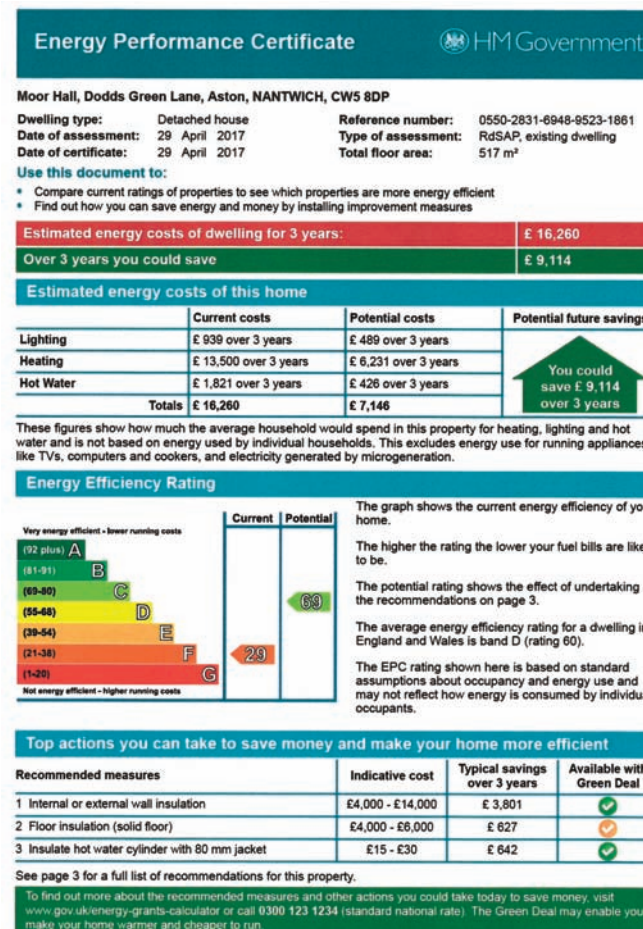
Lot 3 includes a Garden of Remembrance with the graves of Mr G Plant and Mrs Dian Plant the freehold interest of which will be retained with a right of access over the track leading thereto through Lot 3. The site will include the existing garden and 6m to all sides.

BASIC PAYMENT SCHEME

The vendors have submitted a claim for the 2017 Basic Payment Scheme in respect of the majority of Moor Hall Farm. The 2017 payment will be retained by the vendor but purchasers will be responsible to meet all Cross Compliance Regulations for the remainder of the 2017 scheme year and will indemnify the vendors for any loss arising from a breach of the regulations.

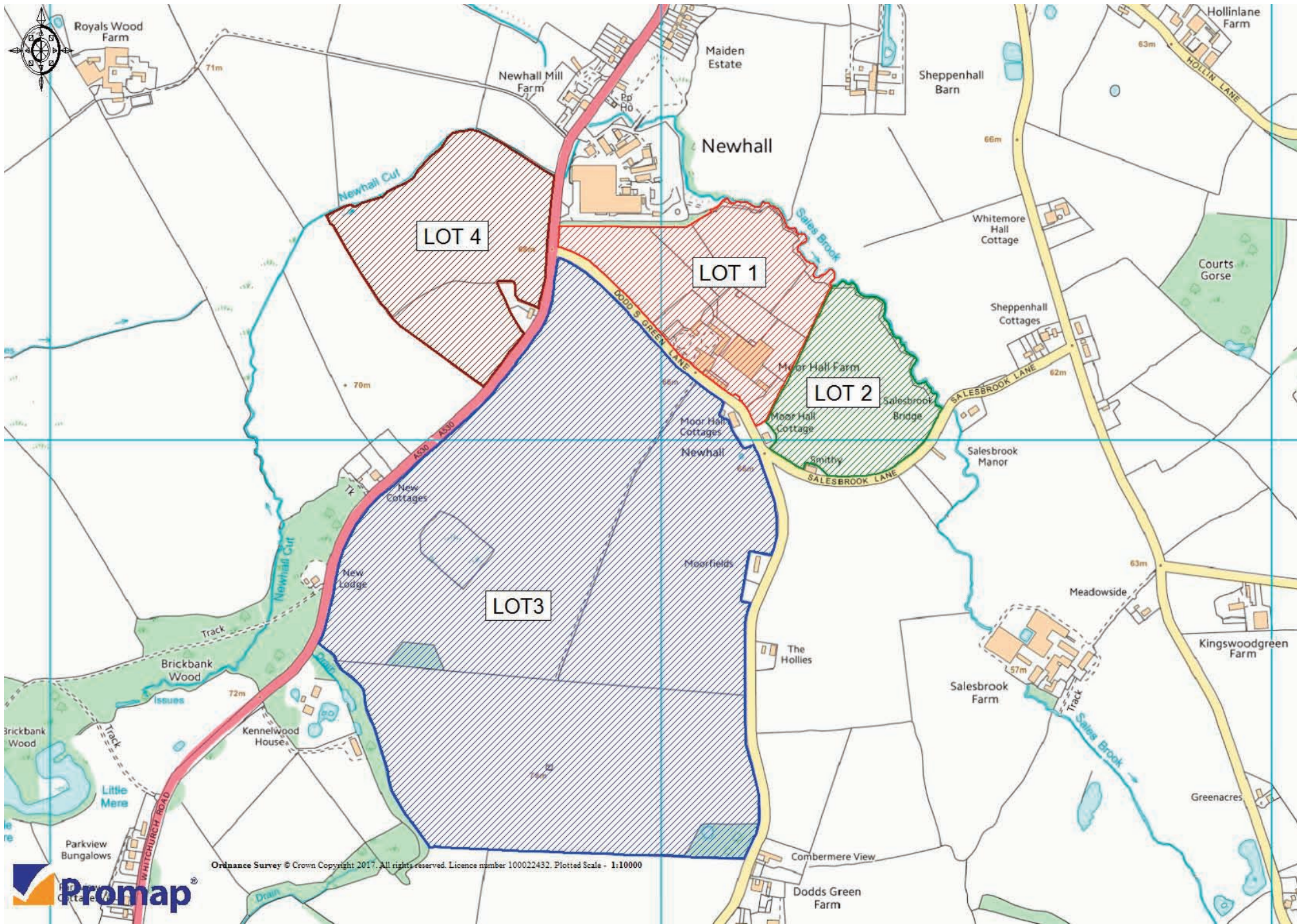
TOWN & COUNTRY PLANNING ACT

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 come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.



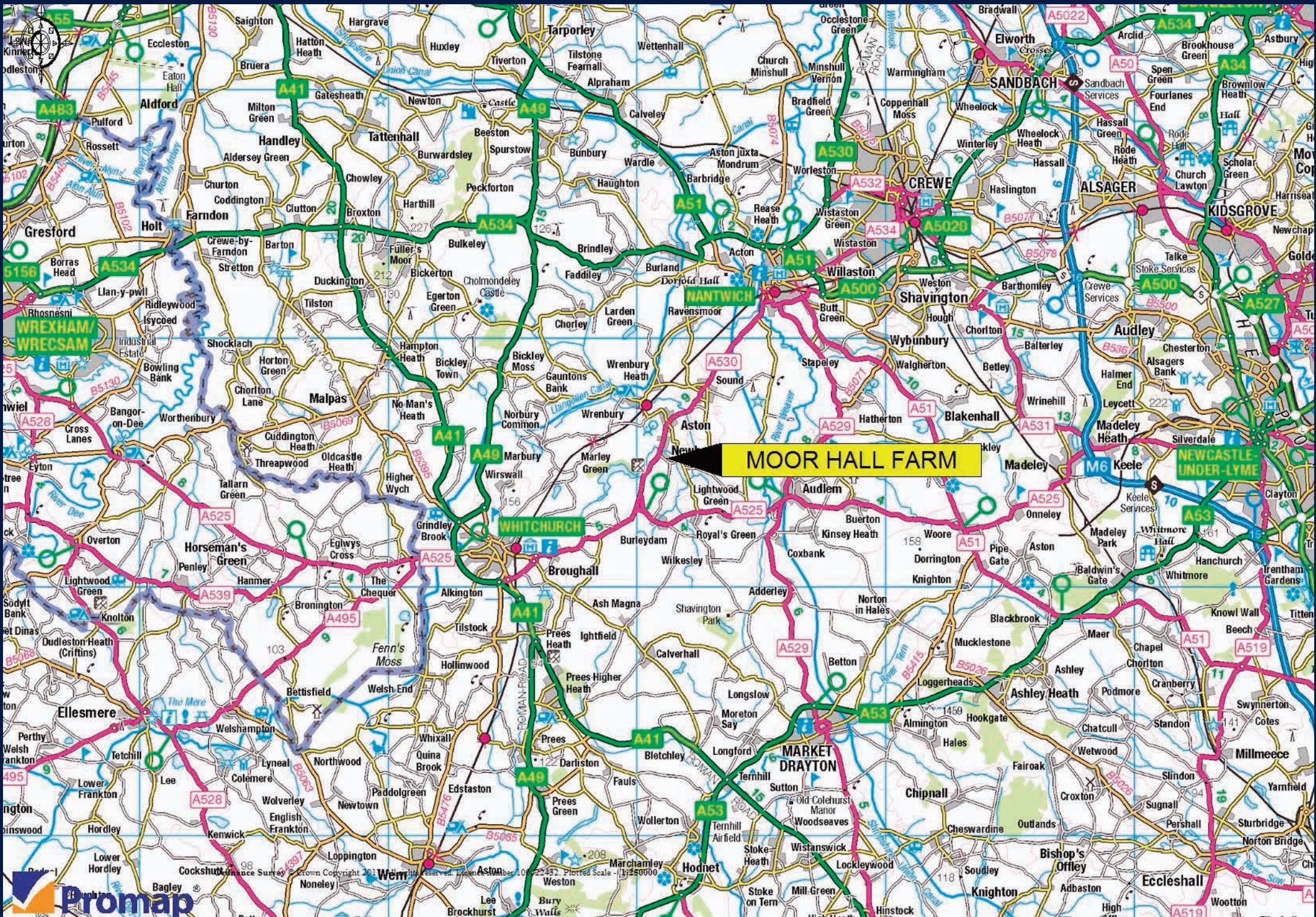


ROOF: WALL, 200KG GREEN LAKE
 TOTAL APPROX. FLOOR AREA: 520.2 SQM (5600 SQFT)
 Measurements are approximate. Land & Water Australia Pty Ltd. 08 9447 1000



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432. Plotted Scale - 1:10000





MOOR HALL FARM