



**BLACON HOUSE FARM**  
SAUGHALL ROAD, BLACON, CHESTER

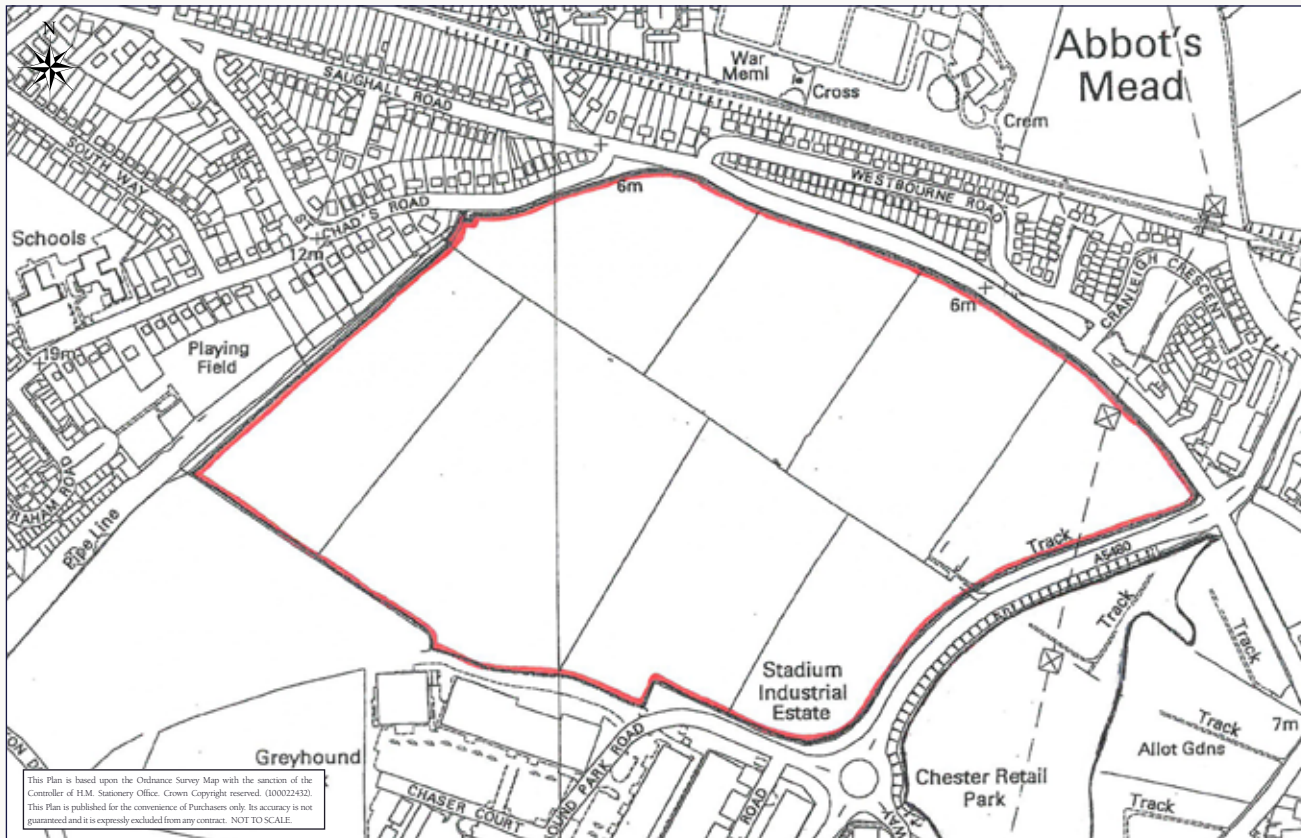
**JACKSON-STOPS** 



**BLACON HOUSE FARM**  
**SAUGHALL ROAD, BLACON, CHESTER, CH1 4BH**

**78.97 ACRES (31.96 HA) OF  
STRATEGIC LAND**

**FOR SALE BY INFORMAL TENDER**  
**CLOSING DATE - 27 JULY 2022**



## **DISTANCES**

CHESTER CITY CENTRE 1 MILE  
LIVERPOOL 23 MILES  
MANCHESTER 42 MILES  
M56/M56 MOTORWAYS 3 MILES

## **INTRODUCTION**

Blacon House Farm is located to the west of Chester within 1 mile of the city centre and extends to 78.97 acres (31.96 ha) within a ring fence.

The sale provides purchasers with the rare opportunity to acquire an extremely strategic block of land within close proximity of Chester University and the City centre. It is surrounded by existing residential conurbations and retail outlets and as such, offers medium to long term development prospects. It is offered for sale without any overage or reservation of future development value and is ideally suited to investors & developers or those with rollover monies to re-invest.





## SITUATION & DESCRIPTION

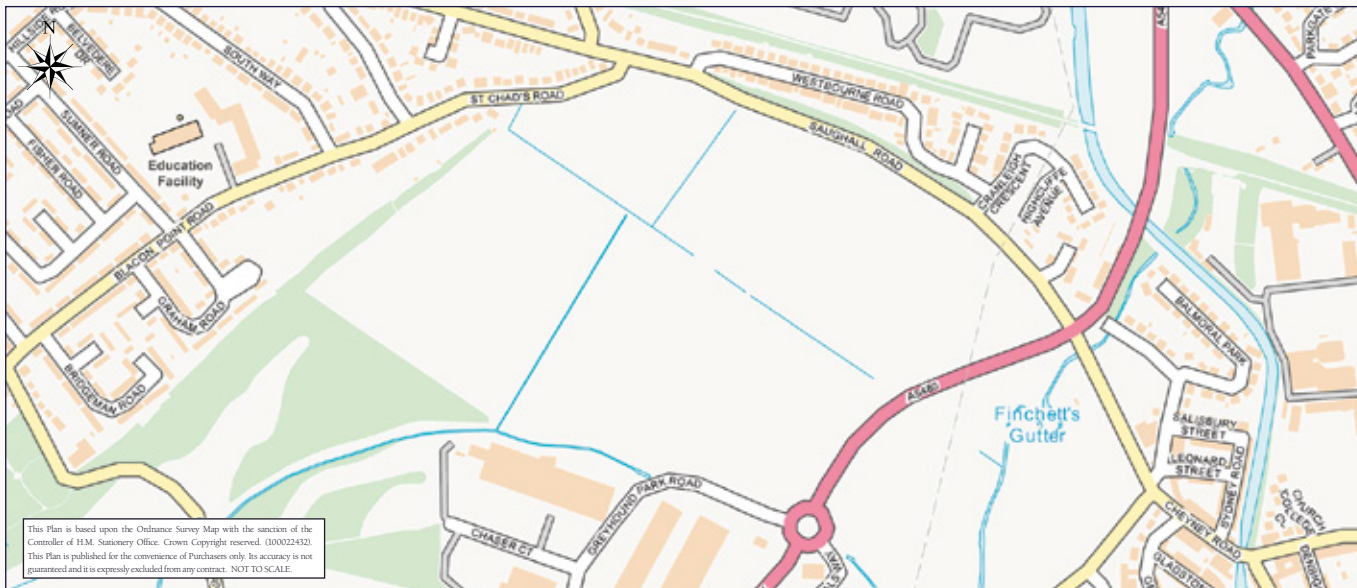
Blaon House Farm comprises a compact block of land on the edge of the residential conurbation of Blaon which forms a suburb to Chester. The land has extensive frontage to Saughall Road, The Deva Link, Greyhound Park Road & St Chad's Road. To the north and west is housing, to the east allotment gardens beyond the Deva Link Road and to the south the Greyhound Retail Park & Chester Retail Park. The land originally formed 8 enclosures but the majority of the internal hedges have been removed to form a relatively open parcel of land currently in agricultural production. The land is flat being between 10 - 20 ft above sea level and capable of supporting grass and arable cropping.

## PLANNING BACKGROUND

The land is currently designated as a flood reservoir by the Environment Agency which does not take the form of a physical reservoir but rather an area of land to divert surplus water from the water courses connecting into Finchett's Gutter when flooding is experienced upstream and water cannot find its way into the River Dee which is tidal at this point.

In 1992 the then Chester City Council allocated land to the east of the Deva Link Road for development within the Draft Local Plan but this was overturned as a result of representations made by the Environment Agency.

Since this time the Council have expressed a desire to create a county park in the Sealand Basin and Blaon House Farm has been identified as a suitable site. Indeed, in 2007 Chester City Council offered for sale a collection of properties/sites suitable for re-development which were all owned by the Local Authority and the promotional document was titled 'Development Opportunities Chester'. The sites included the Northgate Arena Leisure Centre, The Fire Station, City Baths (Swimming Pool) and a collection of car parks. The rationale for the sale was driven by the fact that the Leisure Centre, City Baths and Fire







Station were dated and requiring significant capital investment although the latter has now been replaced. These strategic sites were suitable for both residential and commercial development and with a suitable planning permission would generate capital receipts. This would have enabled the Council to deliver its development objectives, relocate services to the Sealand Basin and secure Blacon House Farm as a country park.

In addition to the Council's objectives the proximity of Chester University is also significant. The University occupies several sites located on the periphery of the city and indeed beyond. With this in mind Blacon House Farm being within walking

distance of the main University campus is an ideal location to provide additional student accommodation which will in-turn release existing premises for alternative uses. To this end Blacon House Farm offers a strategic planning opportunity which in conjunction with other landowners could deliver the following;

- A country park which could incorporate lakes and water features to satisfy the Environment Agency and address the requirement for a flood reservoir.
- A better road scheme could be devised to relieve traffic congestion on both Retail Parks and in so doing, create a flood defence releasing further land for development.

- A part of Blacon House Farm could provide a suitable site for a new leisure centre, swimming pool complex and student accommodation by enabling third parties to unlock the value of strategic city centre sites.

More recently planning permission has been granted on land to the south for residential development involving a scheme for 143 dwellings and there is a further application for residential development which is currently being determined on a neighbouring parcel of land.



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## FURTHER INFORMATION

**Town & Country Planning:** The land comes within the jurisdiction of Cheshire West & Chester City Council.

**Subsidies & Quotas:** There are no subsidies or quotas attaching to the land and it is not registered for entitlements under the Single Farm Payment Scheme.

**Tenure:** We understand the property to be freehold albeit the subject of a Farm Business Tenancy in favour of the Exors of the Late Mr D A Reed producing a rental income of £7,500 per annum. The tenancy expired on 30 September 2014 and the tenant is holding over on the same terms.

**Future Development:** The sale contract will not contain any form of claw-back or overage clause reserving an interest in future development value.

### Mode Of Offering:

The property is offered for sale by Informal Tender as a whole and interested parties should note the following:-

- The closing date for submission of offers is midday on Wednesday 27 July 2022.
- All tenders must be submitted in writing via email to [stephen.cheshire@jackson-stops.co.uk](mailto:stephen.cheshire@jackson-stops.co.uk)
- The Vendors are not bound to accept the highest or any tender and any offer quantifiable by reference to another offer will not be considered.
- Any acceptance of a tender will be notified not later than Wednesday 10 August 2022 and, in such circumstances, the successful party will be required to exchange contracts within 35 working days from receipt of the draft contract.
- Solicitors: DTM Legal, Archway House, Station Road, Chester, CH1 3D. Tel: 01244 354 8000 email: [paul.makinson@dtmlegal.com](mailto:paul.makinson@dtmlegal.com)



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## PROPERTY INFORMATION

**Services:** Mains water is in the vicinity but purchasers must make their own enquiries as to the availability via Dee Valley Water.

**Wayleaves, Easements & Rights of Way:** The extent to which the property has the benefit of and is subject to wayleaves, easements and rights of way whether specified or otherwise is fully disclosed in the title and other documentation relating to the sale.

**Local Authority:** Cheshire West & Chester City Council, HQ, 58 Nicholas Street, Chester, CH1 2NP. Tel: 0300 123 8123

**Sale Plan:** The plan included in these particulars is reproduced from the Ordnance Survey. Whilst every care has been taken in the preparation of the plan and the calculation of areas it is reproduced for identification purposes only.

**Viewing:** An inspection of the land may be made at any reasonable time on production of these particulars if challenged.

**Directions:** The postcode for Blacon House Farm is CH1 4BH which is the frontage to Saughall Road





CHESTER

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