



Collinge Farm
Backford, Cheshire



COLLINGE FARM



Accessible but rural location close to Chester



**Collinge Farm, Rake Lane, Backford, Cheshire,
CH2 4BH**



**An exceptional residential and equestrian farm
with arable, grassland and woodland in a highly
sought after and accessible location**

- Traditional seven bedroom farmhouse
- Range of traditional farm buildings with planning consent for conversion to seven dwellings
- Range of modern livestock and general purpose buildings
- Equestrian facilities including 60 no. stables and menage
- Arable land, grassland, woodland and paddocks
- In all about 133.21 acres (53.90 hectares)
- For sale freehold as a whole or in up to four lots, by private treaty



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Situation

Collinge Farm is situated in a rural yet accessible position about 3.5 miles north of Chester city. The farm lies to the south of the M56 and to the west of the M53.

Chester city offers a comprehensive range facilities and amenities, including shops, restaurants, schools and leisure facilities.

Transport links are excellent with access to the M56 about 3 miles away and access onto the M53 just 2.7 miles away.

There are mainline train services available from Chester.

There are a range of private and state schools in the locality including The King's School Chester, The Hammond School, The Firs Chester and The Queen's School Chester.

Summary of Lots

Collinge Farm is available as a whole or in up to four lots:

Lot 1 – Farmhouse, modern and traditional farm buildings

with stabling, arable land, woodland and paddocks. Extending in all to about 94.24 acres.

Lot 2 – Traditional farm buildings with planning consent for conversion to seven dwellings, modern farm buildings, menage and paddock land.

Lot 3 – Arable land extending to about 15.6 acres.

Lot 4 – Arable and grazing land extending to about 20.03 acres.

Impressive countryside views



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Lot 1

Approached via a quarter of a mile private driveway, the farmhouse provides extensive residential accommodation over two floors and is of brick construction under slate roof. The farmhouse dates from 1847 and extends to about 3,085.4 sq.ft (286.6 sq.m).

The ground floor comprises; entrance hall, store room, family sitting room, farmhouse kitchen with fitted floor and wall units, utility room, office, WC and shower room, rear entrance hall, and dining room. The well-appointed drawing

room provides excellent entertaining space along with the conservatory, both of which enjoy impressive views over the garden and across open countryside. Accessed externally but adjoining the farmhouse are two useful store rooms.

The first floor comprises; seven double bedrooms with three benefiting from in-built wardrobes and one with large storage room. A family bathroom completes the first-floor accommodation.

The farmhouse benefits from a large rear garden, laid mainly to lawn, with flower beds and a large patio and seating area for entertaining. Extensive parking is available within the adjoining cobbled courtyard.

The farmhouse is exceptionally well presented and offers extensive family living accommodation with entertaining space.

Drainage is to a private system. Mains electricity is connected. Heating is provided by via an oil-fired central heating system.

Planning consent for residential conversion for 7 dwellings



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EPC: F

Council Tax: Band G

The farm buildings comprise a range of modern and traditional farm buildings and are described as follows;

1. Steel portal frame former calf shed with concrete floor and concrete walls. Contains 8 no. stables.
2. Steel portal frame building with concrete floor and containing 8 no. stables.
3. Five bay general purpose and livestock building of steel frame construction.
4. Four bay steel portal frame straw shed with earth floor.
5. Five bay general purpose building of steel portal frame construction with concrete block walls. Contains 12 no. stables.

The land within lot 1 comprises about 92 acres of grazing land, paddocks, arable land, woodland and amenity land in a ringfence. The land is fenced in the most part and bordered by mature hedgerows. Part of the land is utilised for the livery business.

The southern boundary runs adjacent to the Shropshire Union canal.

Lot 2

Lot 2 comprises a range of traditional and modern farm buildings. Three of the traditional buildings benefit from planning consent for the conversion to seven residential dwellings.

Planning consent (Application number: 17/01536/FUL) was



Potential for further conversion and development (STP)

granted by Cheshire West and Chester Council on 26 September 2019 for the 'Conversion of farm buildings into 7 dwellings, single storey extensions, two detached garage buildings, new agricultural buildings and extension to existing farm building'.

Further details may be found on the Cheshire West and Chester Council website or from the sole selling agents.

The additional buildings within lot 2 comprise;

1. Steel portal frame former silage clamp used for livestock housing.
2. Dutch barn cubicle shed with pitched lean-tos. Utilised for livestock housing.
3. Five bay steel frame livestock building.
4. Former parlour of brick construction with loose boxes.
5. Feed store.

The land within lot 2 comprises paddock land, exercise area and a sand based menage.

Lot 2 will benefit from a right of way for all purposes along the farm drive.



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Lot 3

Lot 3 comprises about 15.6 acres (6.31 hectares) of arable land. A right of way for access along the farm drive will be granted to the purchaser of lot 3 if sold separately.

There are no services connected to lot 3.

Lot 4

Lot 4 comprises about 20.03 acres (8.11 hectares) of arable land and grazing land. A right of way for access along the farm drive will be granted to the purchaser of lot 4 if sold separately.

Where available, a cross right and reservation will be provided for the provision of a water supply to lot 4 if sold separately.

Livery Business

The farm has diversified over a number of years with the establishment of a successful livery business. There are approximately 60 no. stables in all with a communal menage and sufficient paddock and grazing land.

All livery agreements are on a DIY basis and are let under

individual licences. Services including water and electricity are included within the monthly licence fee. The vendors supply hay, straw and bedding to the licencees. Further details are available from the sole selling agents.

Soil Types and Land Classification

The farmland is shown as grade 3 on the Agricultural Land Classification Plans. The soils may be described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils across the majority of the farm. A small

An exceptional residential and equestrian farm



Total area: approx. 286.6 sq. metres (3085.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Total area: approx. 626.9 sq. metres (6748.3 sq. feet)

Equestrian facilities and livery income

area of land along the western boundary may be described as slightly acid loamy and clayey soils with impeded drainage.

The land is generally suited to grass production and cereal cropping.

Method of Sale and Lotting

The property is offered for sale as a whole or in up to four lots as identified on the sale plan. Cross rights and reservations will be imposed and granted for the provision of access, maintenance, services and other rights where required if the property is sold in lots. The Vendors are prepared to consider alternative lotting structures subject to separate negotiation.

Basic Payment Scheme and Environmental Stewardship

The land is registered on the Rural Land Register and the vendors have claimed payments under the Basic Payment Scheme. The entitlements are included within the sale.

If entitlements are transferred, then payment for the current scheme year will be retained by the vendor and the purchaser/s will indemnify the vendors against any breach of cross compliance.

The property is not entered into any environmental stewardship schemes.

Mineral, Sporting and Timber Rights

The mineral, sporting and timber rights are included in the freehold sale.

Rights of Way, Wayleaves and Easements

The property will be sold subject to and with the benefit of all rights of way, wayleaves and easements, whether mentioned in these particulars or not.

Interested parties should be aware of three National Grid high voltage electricity pylons with overhead power lines crossing the farm.

Tenure and Possession

The property is offered freehold with vacant possession available upon completion subject to existing licences any holdover requirements.

Services

Mains water and electricity are connected to the property. A three-phase supply is connected to the farm buildings. Drainage is to a private system. None of the services have been tested by the selling agent.

VAT

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

Local Authority

Cheshire West and Chester Council, 4 Civic Way, Ellesmere Port, CH65 0BE.

Tel: 0300 1238123

Fixtures and Fittings

All fixtures and fittings whether mentioned or not in these particulars are excluded from the sale, but may be available by separate negotiation.

Plans, Photographs and Measurements

The plans, photographs and measurements within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser(s) shall be deemed to have fully satisfied themselves as to the description of the property and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

Strictly by appointment through the selling agents.

Fisher German LLP

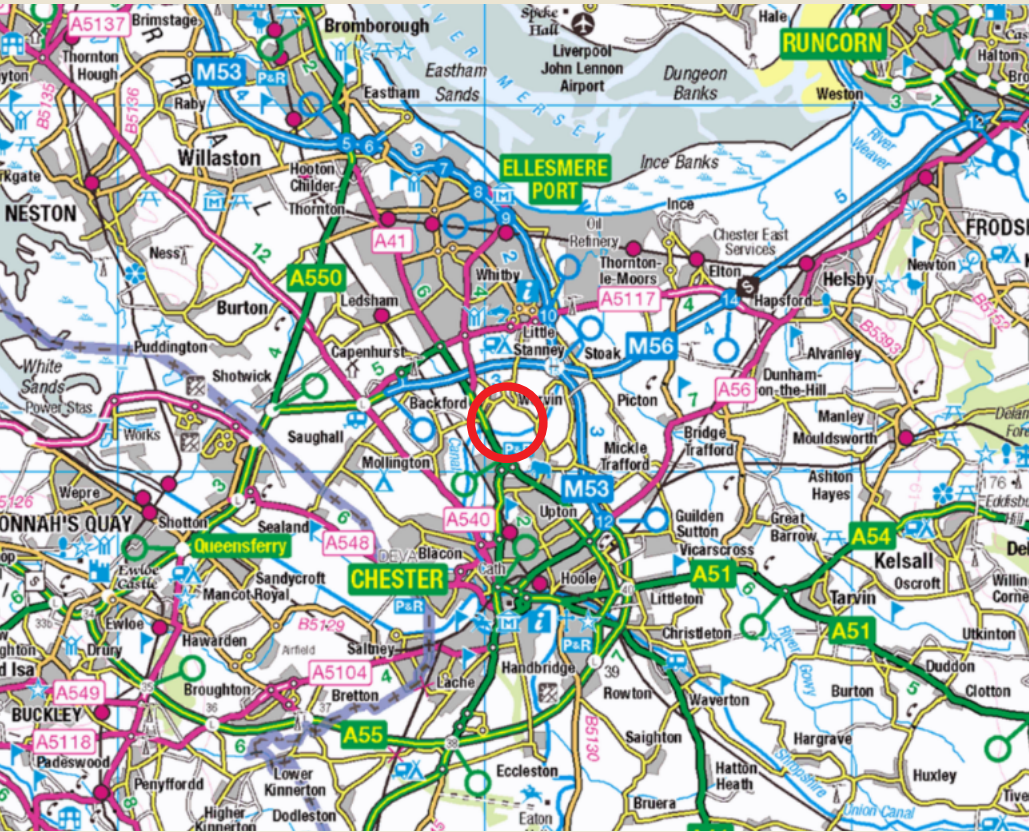
Tel: Chester 01244 409660

Directions

From Chester follow Liverpool road heading north towards Backford. Merge onto the A41 before turning right onto Rake Lane. After approximately 0.2 miles the farm entrance will be found on your right-hand side.



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Approximate Travel Distances	
Locations	
	- Chester - 3.5 miles - Liverpool - 15 miles - Manchester - 41 miles
Nearest Station	Chester - 4 miles
Nearest Airports	
	- Hawarden - 10.1 miles - Liverpool John Lennon - 24.6 miles



Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2021. Photographs dated June 2021.

Significant amenity value

