Land at Crowton

Crowton, Northwich, Cheshire

STRUTT & PARKER

BNP PARIBAS GROUP

A well-located block of agricultural land on the edge of a Cheshire village.

GRADE 3 LAND

183.27 ACRES (74 HA)

GUIDE PRICE: £1,850,000 (WHOLE)

Key Features

- 135 acres of arable land
- 36 acres of pasture
- Solar development potential
- Grade 3 Land Classification
- Equestrian paddock
- Good roadside access
- About 183.27 acres (74 ha) in total
- Available as a whole or in up to six lots

Distances

- Delamere 4.5 miles
- Northwich 5.5 miles
- Warrington 11 miles
- Chester 14 miles

Situation

The land is situated on the edge of the attractive rural village of Crowton in north Cheshire, approximately 5.5 miles west of Northwich and 14 miles east of Chester. Crowton offers a range of local amenities including a primary school, church, public house and village hall, all centred around the B5153 Kingsley Road. A network of country lanes provides access to surrounding villages. Northwich, the nearest town, offers an excellent range of day-to-day amenities, supermarkets and services.

The land

Extending in total to approximately 183.27 acres (74 ha), the land at Crowton comprises a well-located block of productive arable and pasture land. The land is generally level with good infield access and substantial road frontage. Classified as Grade 3, the soil is described as slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soils, well suited to arable cropping and permanent pasture. Historically, the land has supported a mixed arable rotation including potatoes, maize, and cereals.

The land is currently let under a Farm Business Tenancy (FBT) which terminates on 28th September 2025, offering vacant possession thereafter.

Owing to the land's location within close proximity to the mainline power network, it is thought the property may have some potential for future renewable energy development, particularly for solar. All prospective purchasers should make their own enquiries.

Lot 1 – Land off Crewood Common Road

About 37.28 acres (15 ha)

A single field of arable land situated north of the village of Crowton with frontage to the B5153 (Kingsley Road) and with field access from Crewood Common Road, which runs adjacent to the southern boundary. Lot 1 has been in arable cropping rotations over the past few years comprising cereals, potatoes and maize crops. The land is currently cropped with winter barley. We understand there is no water supply to Lot 1.

Lot 1

Lot 2

Lot 2 – Land at Crowton Hall Farm

About 40.74 acres (16 ha)

The land in Lot 2 comprises two arable fields located south of Crowton Hall Farm and the village of Crowton itself. The land is easily accessed from Marsh Lane which runs adjacent to the eastern boundary with an infield gate between the two parcels. The land has been cropped with a rotation of cereal crops and maize in recent years. We understand water is connected to Lot 2.

Lot 3 – Paddock south of Kingsley Road

About 5.12 acres (2 ha)

Comprising of about 5 acres of level pasture land, this paddock lies on the southern boundary of the village of Crowton and is currently grazed by horses.
A short access track from Kingsley Road provides access to Lot 3, although the vendors will also consider providing the buyer with a right of way through Crowton Hall Farm. We understand mains water is connected to Lot 3.

Lot 4 – Land west of Bent Lane

About 62.37 acres (25 ha)

The land in Lot 4 comprises a mixture of arable and pasture land with access from Bent Lane to the northern and eastern boundary and Marsh Lane on the western boundary. In recent years the land has been stocked with sheep and cattle and approximately 50 acres have been cropped with a rotation of cereals and maize. We understand there is water connected to Lot 4.

Lot 5 – Land south of Bent Lane Farm

About 32.61 acres (13 ha)

Located to the east of Bent Lane, Lot 5 comprises two arable fields extending to approximately 32 acres.
In recent years the land has been cropped with a rotation of cereals and maize crops. The land is generally level and access is provided from Bent Lane.

Lot 6 – Land north of Holly Cottage

About 5.15 acres (2 ha)

This small parcel of level grassland is located north of Holly Cottage with access provided from Bent Lane to the north east.

Lot 4

Lot 3

Lot 5

General

Method of sale: Land at Crowton is offered for sale as a whole, or in up to six lots by private treaty.

Tenure: The property is sold freehold with vacant possession on completion. The land is currently occupied on a Farm Business Tenancy (FBT) which terminates on 28th September 2025. The sale is subject to Holdover to allow the outgoing tenant time to harvest/graze their crops. More information is available from the vendor's agents.

Services: There is water connected to Lot 2, 3 and 4. We understand there is no water supply to Lot 1. We are not aware of any other services connected to the land.

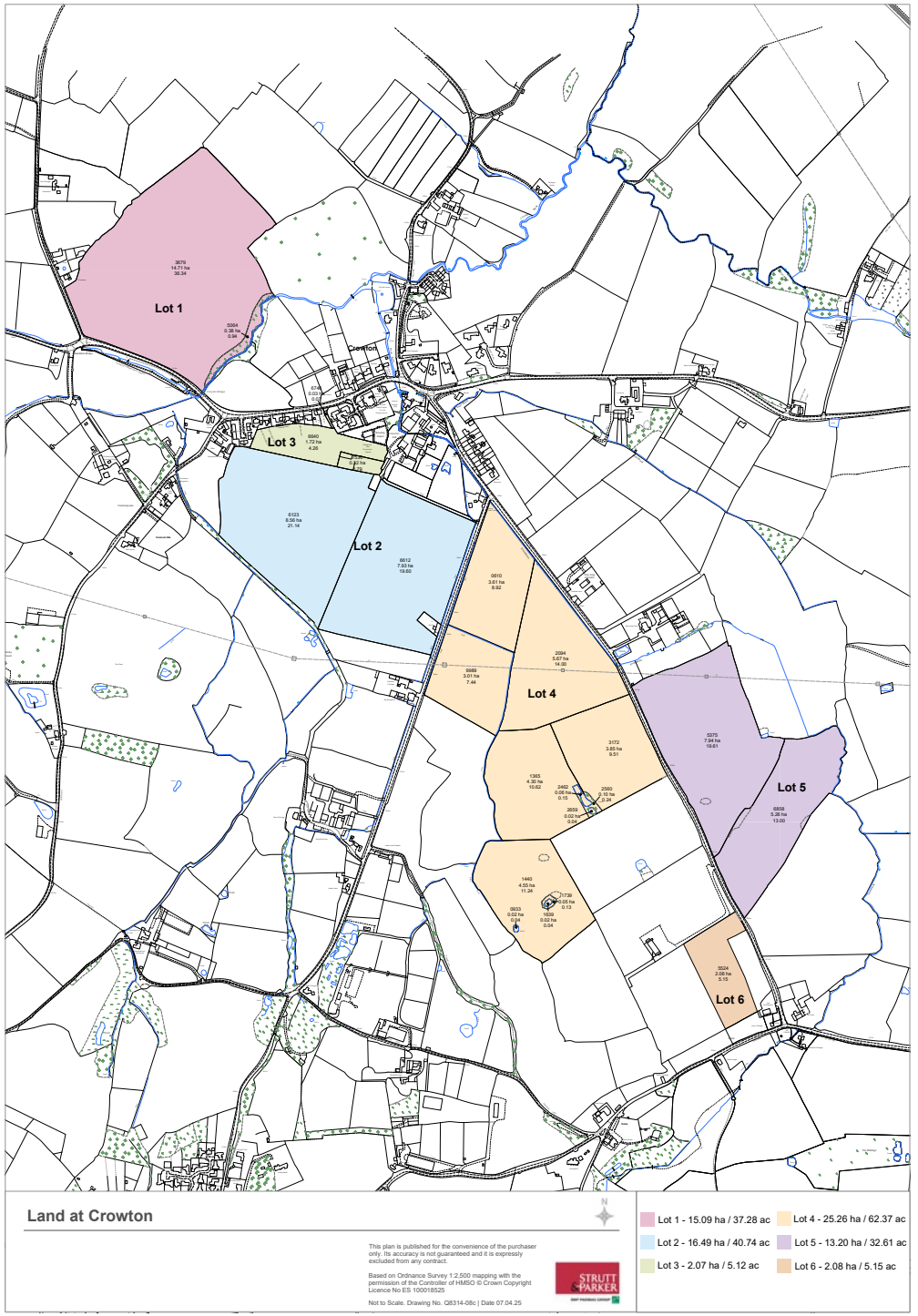
Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive 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 is a public footpath crossing Lot 1. Further details are available from the vendor's agent.

Designations: The land is within a Nitrate Vulnerable Zone (NVZ).

Holdover: Holdover will be required to permit the harvesting/grazing of all crops until 15th November 2025. Further information is available from the vendor's agents.

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



Overage: In the event that planning permission or permitted development is granted in the next 30 years for a non-agricultural use (including solar development), the Buyer, or their successor in title, will pay 30% of the value of the uplift to the Seller with the benefit of consent above its existing use value, after deducting the reasonable cost of obtaining the consent. The amount will be payable once the consent is implemented, or the land or any part is sold with the benefit of consent.

Local authority: Cheshire West & Chester Council.
Tel: 0300 123 8123.
Web: chesterwestandchester.gov.uk

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.

Directions

From Northwich: Take the A533 heading west towards Barnton. After crossing the Barnton Bridge, turn left onto the A49 (Warrington Road). Continue for approximately 3 miles, then turn left onto the B5153 (Norley Road). Follow the B5153 into Crowton village. Lot 1 is located north of the village. The remaining land is located south of the village and adjacent to Marsh Lane and Bent Lane.

From Chester: Take the A51 eastbound towards Tarvin. At the Tarvin roundabout, take the second exit onto the A54. Continue for approximately 6 miles, then turn left onto the B5152 towards Norley. Follow the B5152 and turn left onto the B5153 (Kingsley Road), which leads into Crowton village. Lot 1 is located north of the village. The remaining land is located south of the village and adjacent to Marsh Lane and Bent Lane.

Postcode: CW8 2RJ

What3Words:
Lot 1: ///muted.silent.boggles
Lot 2: ///rephrase.sprint.handle
Lot 3: ///autumn.fine.weekend
Lot 4: ///perused.local.notifying
Lot 5: ///drift.whisk.pipeline
Lot 6: ///driveway.dives.blunt

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker.

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

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