



# Elmwood Farm

Lodge Lane, Saughall, Chester, Cheshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# A three bedroom semi-detached farmhouse with outbuildings, stabling, the whole c.1.5 acres located near to a sought-after Cheshire village

An attached family home in need of modernisation offering an opportunity to create an idyllic rural home, the rear farmyard providing further modernisation/development opportunities (STP). It is located near to the England/Wales border on the fringes of a popular village, near to local amenities, the motorway network and station.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**1 BATHROOM**



**GARDENS, LAND AND BARNs**



**C.1.5 ACRES**



**1,872 SQ FT INCL.BARNs**



**FREEHOLD**



**£300,000**

## The property

Elmwood Farm is a semi-detached red brick and part-rendered single fronted family home, in need of modernisation. The accommodation comprises an entrance hall, family bathroom, lounge/diner, kitchen and utility space on the ground floor, with three bedrooms on the first floor.

## Outside

Set behind mature hedging and with the potential to provide huge kerb appeal, the property is approached over a tarmac side driveway leading past the house to a rear courtyard which provides private parking for multiple vehicles. The formal wraparound garden to the front and side aspects is laid mainly to lawn bordered by mature hedging, shrubs and trees. The concreted courtyard adjoining the garden to the rear is bordered by a range of outbuildings, one comprising two barns and another providing stabling with three loose boxes and three further internal stalls. The farm also benefits from further outbuildings, some in a state of disrepair, offering potential for modernisation or for redevelopment based on their existing footprint (subject to planning).

## General

**Method of sale:** The property is offered for sale by private treaty.

**Tenure:** The property is offered for sale freehold with vacant possession on completion.

**Wayleaves, Easements & Rights of Way:** The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not.

**Vendors costs:** The purchaser(s) will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendors legal and surveyor's fees. Fee due upon sale agreed, and should a sale abort then time incurred will be deducted from this fee with the balance (if any) returned to the buyer.

**Sales 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 their agents shall be held liable for any error, misstatement, fault or defect in the particulars and plans, neither shall such error, misstatement, fault or defect annul the sale.







**Reservation of future development rights:** The property is sold subject to the reservation of future development rights whereby the vendor reserves the right to 50% of any increased value for a period of 80 years in the event that planning consent is obtained for residential development increasing the number of residential dwellings. Payment is due when either the planning consent is implemented, or the site is sold with the benefit of planning consent.

**Town & Country planning act:** The property notwithstanding any description within these particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution of Notice which may or may not come to force and also subject to any statutory or bylaw without obligation on the part of the vendor to specify them.

**Boundary:** The buyer will be responsible for erecting and thereafter maintaining a stockproof fence between points A-B-C on plan above.

**Access:** Lodge Lane is privately owned by the Cheshire West & Chester Council and not adopted. The buyer will be granted a right of access for all purposes over the lane subject to a maintenance liability of a proportion of the costs, such proportion being based on the amount of use by the buyer.

**Water Supply:** The water supply to the property is metered and provided via a private unadopted water pipe connected to the United Utilities main in the village. The buyer will be liable for all costs of water usage, including an administration charge levied when the invoices are issued. In addition, the buyer will be liable for a share of the cost of managing and maintaining the supply, once again based upon the proportion of use.

### Distances

- Saughall 0.6 mile
- M56 (Junction 16) 1.4 miles
- Chester 5.1 miles
- M53 (Junction 5) 6.6 miles
- Liverpool 15.9 miles
- Liverpool John Lennon Airport 24.5 miles
- Manchester Airport 32.6 miles

### Nearby Stations

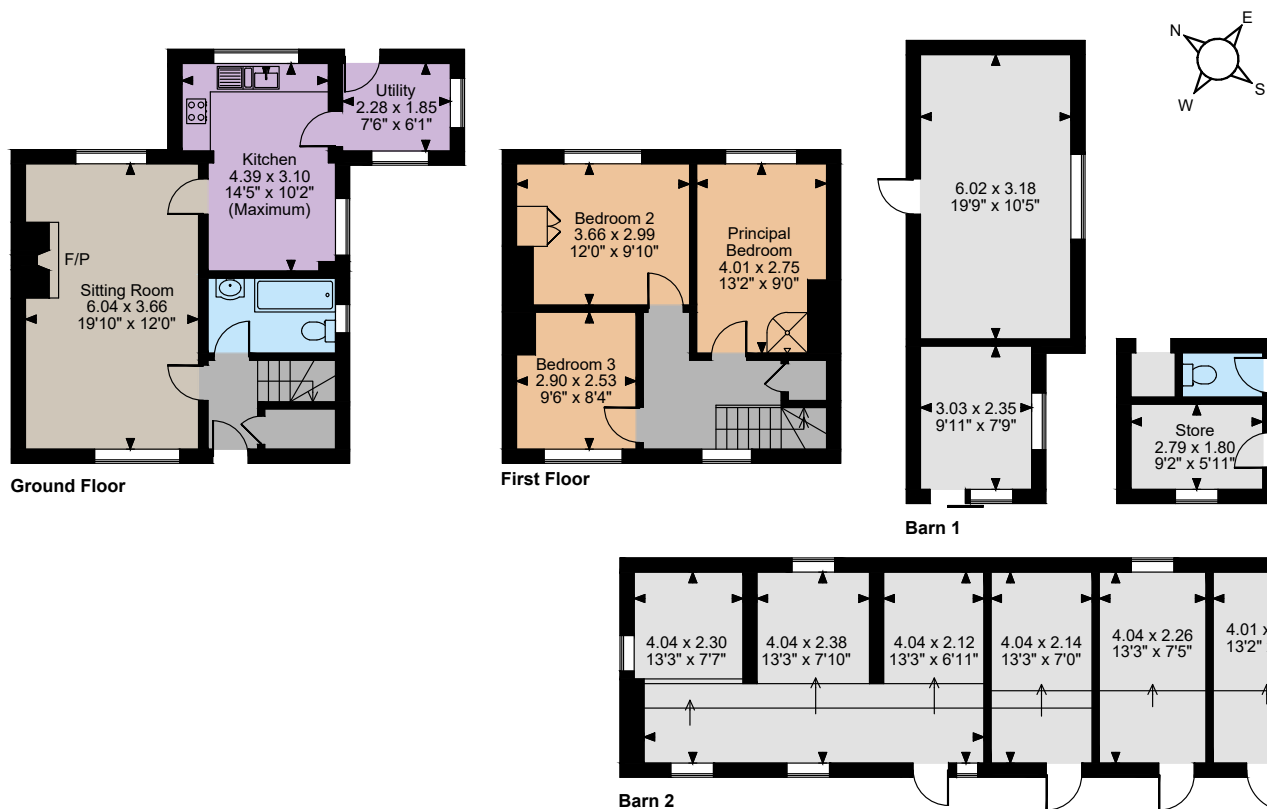
- Capenhurst
- Hawarden Bridge
- Chester

### Key Locations

- Chester's Roman City Walls, Amphitheatre and Gardens
- Chester Castle: Agricola Tower and Castle Walls
- Chester Meadows
- Chester Racecourse
- Chester Cathedral
- Chester Golf Club
- The Rows two-tier mediaeval arcades
- Blue Planet Aquarium
- River Dee
- Grosvenor Museum and Cheshire Military Museum
- Beeston and Peckforton Castles

### Nearby Schools

- Christleton Primary School
- Boughton Heath Academy
- Abbey Gate College
- Queen's Park High School
- Overleigh St. Mary's CofE Primary School



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657491/SHU

## Floorplans

**Main House internal area 975 sq ft (91 sq m)**  
**Outbuildings internal area 897 sq ft (83 sq m)**  
**Total internal area 1,872 sq ft (174 sq m)**  
**For identification purposes only.**

## Directions

CH1 6JL

///what3words ///slung.teams.wades - brings you to the driveway

## General

**Local Authority:** Cheshire West and Chester

**Service:** Mains electricity, private water supply and private drainage. We understand the private drainage may not comply with the relevant regulations.

**Mobile and Broadband checker:** Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band C

**EPC Rating:** G

**Fixtures and Fittings:** All fixtures and fittings will be included in the sale.

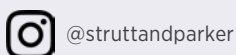
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Cheshire & North Wales

01244 354880

cheshire@struttandparker.com  
 struttandparker.com



For the finer things in property.

