



Shotwick Lodge Complex

Lodge Lane, Saughall, Chester, Cheshire



BNP PARIBAS GROUP

A substantial farmhouse with extensive outbuildings set in 6.73 acres located near to a sought-after Cheshire village

A former farmhouse now a pair of semi-detached homes in need of cosmetic modernisation but offering an opportunity to create an impressive rural retreat, the outbuildings 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 train station.



4 RECEPTION ROOMS



3 AND 4 BEDROOMS



2 BATHROOMS



FARM BUILDINGS



6.73 ACRES



FREEHOLD



**RURAL/
VILLAGE**



4,420 SQ FT



**GUIDE PRICE
£600,000**



The property

Shotwick Lodge Complex is a detached, versatile former farmhouse, that while in need of cosmetic modernisation, offers the opportunity to maximise the 4,420 sq ft of flexible living space and extensive outbuildings set in approximately 6.73 acres.

The accommodation originally one dwelling, later divided into two providing a three and four bedroom semi detached properties. The four bed comprises an entrance hall with useful storage, a dining room with a front aspect bay window and feature open fireplace and an inter-connecting dual aspect sitting room. The ground floor accommodation is completed by a kitchen/breakfast room with a fireplace, base units, a breakfast bar and space for modern integrated appliances and a table, together with an attached utility room. Off the kitchen is a boot room, with access to the garden via two aspects, that links to a further building with two stores, a garage and a gardener's WC. Stairs rise from the entrance hall to a first floor landing with further useful storage, giving access to four bedrooms and a family shower room.

The three bed dwelling is easily re-integrable into the main farmhouse if required. A separate gable end door and entrance hall opens to inter-connecting drawing, family room and kitchen area. The drawing and family rooms both have fireplaces, the latter also benefitting from French doors to the garden, while the kitchen area opens to a store room with external access. Stairs from the entrance hall descend to the cellar, and rise to the first floor with its three bedrooms and family shower room.

Outside

The property is approached by private driveway at the south-east of the site. There is further access over a separate driveway that runs alongside the range of farm buildings. The outbuildings, two of which are Grade II Listed, include enclosed and open-sided brick barns, modern cattle sheds, and some metal framed barns in disrepair, with potential for modernisation or redevelopment (STP). The formal garden surrounding the house, is in need of full landscaping, and laid mainly to lawn bordered by mature hedging and trees.



General

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.

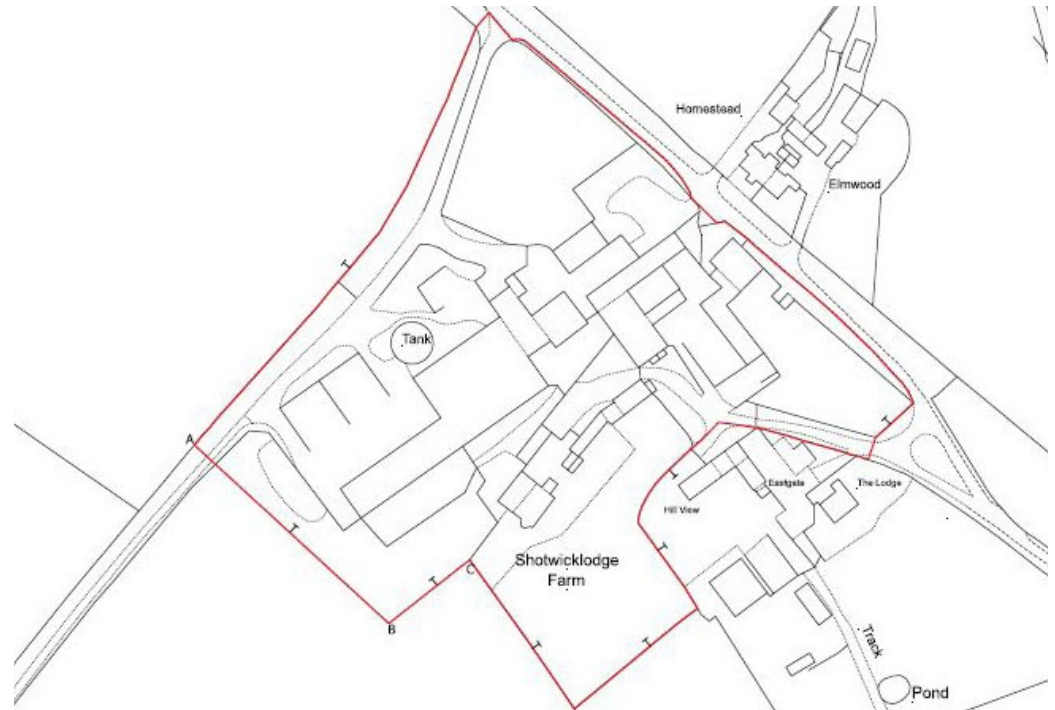
Reservation of future development rights: The property is sold subject to the reservation of future development rights whereby the vendor reserves the right to 50% of any increased value for a period of 80 years in the event that planning consent is obtained for residential development thereby increasing the number of residential dwellings over and above five dwellings (which includes the existing residence

classified as two 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 not withstanding 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, and boundary maintenance where marked with an inward T on the plan as shown online and in the brochure.

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.



Distances

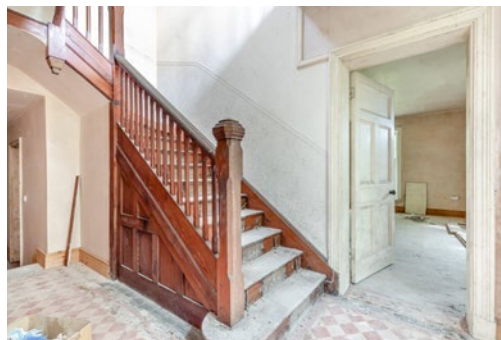
- Saughall 0.6 mile
- M56 (Junction 16) 1.4 miles
- Chester 5.1 miles
- M53 (Junction 5) 6.6 miles
- Liverpool John Lennon 24.5 miles

Nearby Stations

- Capenhurst
- Hawarden Bridge
- Chester

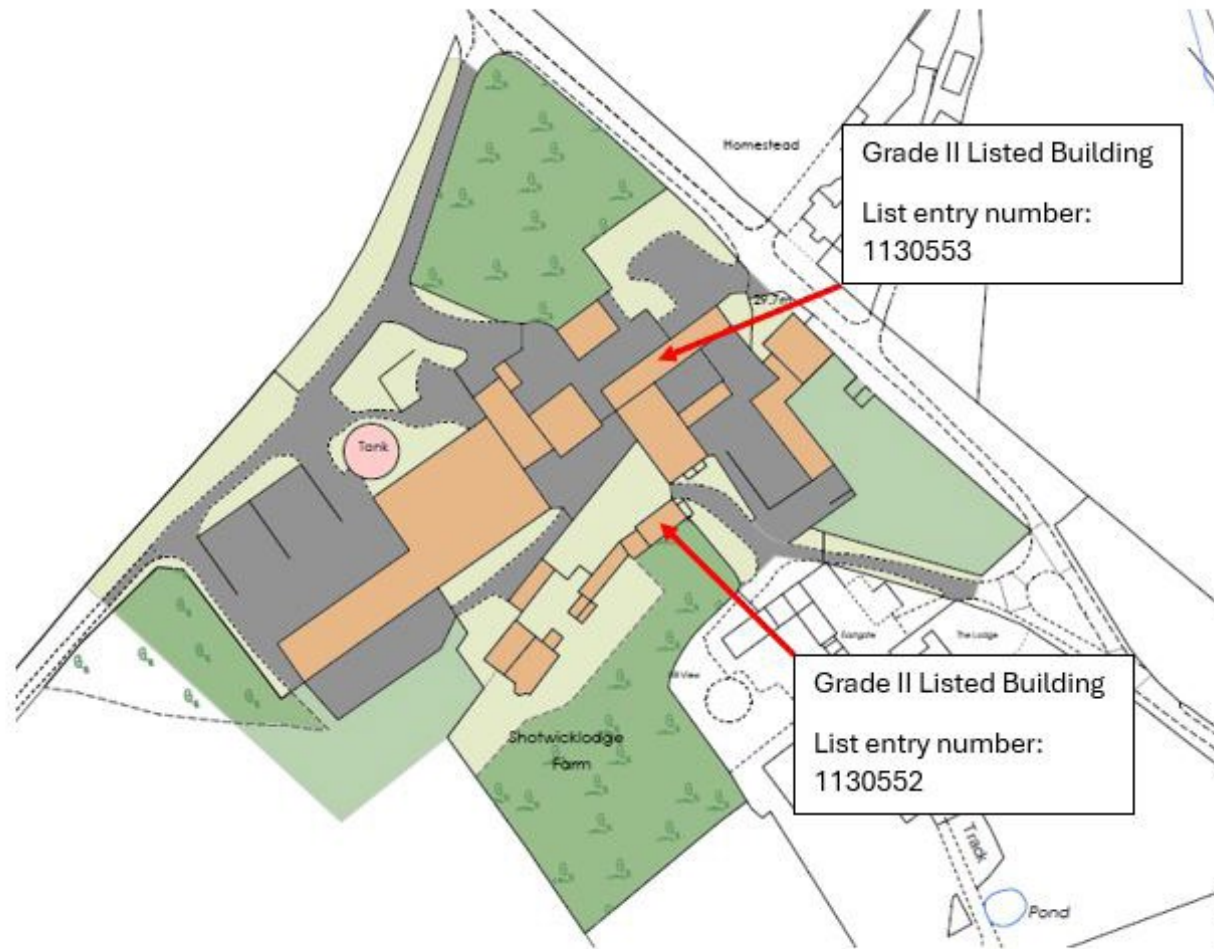
Nearby Schools

- Saughall All Saints CofE Primary
- Sealand C.P. School
- St Oswald's CofE Primary
- Bishop Wilson CofE Primary
- The Firs
- The Queen's School
- The King's School
- The Hammond









Floorplans

Outbuildings internal area 30,441 sq ft (2,828 sq m)
For identification purposes only.

Outbuildings

Cattle Shed - A modern steel portal frame agricultural cattle and haylage shed, including seven open sided bays and two silage clamps opposite.

High Barn - Grade II Listed, situated on the roadside entrance of the site, a timber framed, brick built and timber clad barn with corrugated roof.

1915 Building - red brick building, with Dutch barn style corrugated roof including five cattle bays.

'Former Dairy' - breeze block built with sheet metal roof and covered open sided coral. This building adjoins the Cattle Shed.

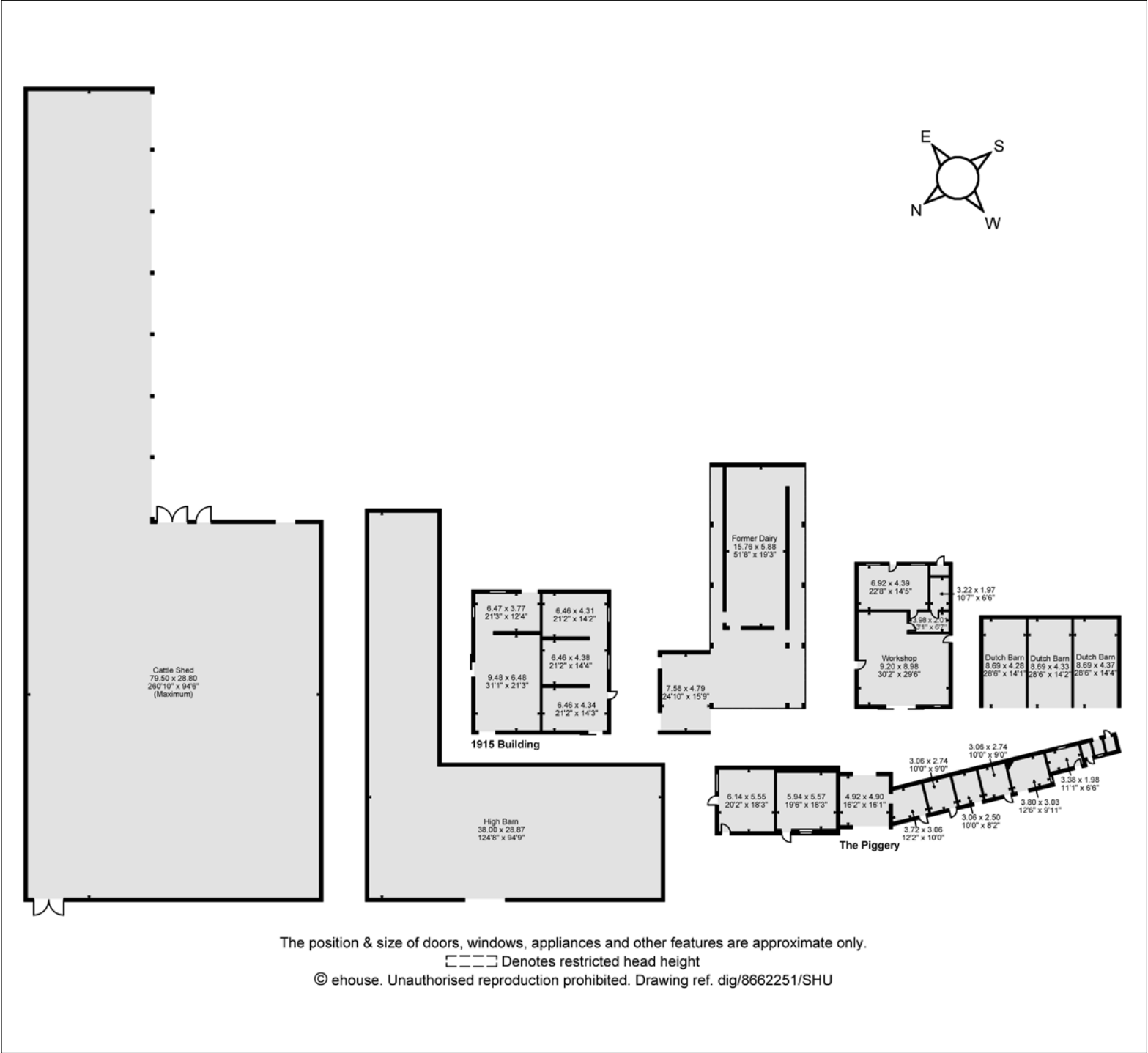
Workshop - situated along the roadside, this red brick-built workshop is split into three rooms with a mezzanine area, workbenches and power supply.

Dutch Barn - this three-bay building is in a significant state of disrepair with much of the metal corrugated roof dismantled.

Piggery - red brick built and slate roofed, this building comprises two stores (the two larger stores are Grade II Listed), adjoining open sided store, and five pig pens with additional smaller stores in disrepair.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

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





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,420 sq ft (410 sq m)

Garage internal area 208 sq ft (19 sq m)

Outbuildings internal area 344 sq ft (32 sq m)

Total internal area 4,972 sq ft (462 sq m)

For identification purposes only.

Directions

CH1 6JL what3words: ///roaming.alike.prosper

General

Local Authority: Cheshire West and Chester

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

Services: Mains electric, water and private drainage. We understand the private drainage may not comply with the relevant regulations. 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. Buyers must allow for testing for water supply capacity should they intend to develop the site.

Council Tax: Band D (No.1) and E (No.2)

EPC Rating: E for both No.1 and No.2

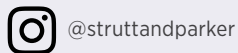
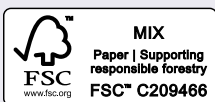
Fixtures and Fittings: All fixtures and fittings will be included in the sale.

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

Cheshire & North Wales

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