

Parkgate House Farm Complex

Lodge Lane, Saughall, Chester, Cheshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A 3-bedroom cottage with extensive outbuildings set in 3.37 acres located near to a sought-after Cheshire village

A site with significant development potential subject to planning, set in a rural position just outside the village of Saughall. Set on an 3.37 acre site, comprising a 3-bedroom cottage in good order, along with a large selection of traditional red brick and agricultural barns. Enjoying splendid views across the countryside, and positioned within easy reach of Chester and local transport connections.

	3 RECEPTION ROOMS		3 BEDROOMS		2 BATHROOMS
	FARM BUILDINGS		3.37 ACRES		FREEHOLD
	RURAL/ VILLAGE		1,510 SQ FT		GUIDE PRICE £500,000

The property

The main residence is a well-proportioned cottage offering more than 1,500 sq ft of accommodation, with potential for renovation or extension (subject to the necessary consents).

The interiors feature clean, neutral décor with understated styling and tiled flooring across the ground level, which includes three comfortable reception rooms offering space for family living and entertaining.

The generous, 22ft sitting room has windows to the front and rear, welcoming plenty of natural light, while the formal dining room is situated at the front. Towards the rear, the sunny conservatory offers further everyday living space, with French doors opening to the gardens and panoramic views across the surrounding countryside.

The kitchen is fitted with wooden units to base and wall level and providing space for all the necessary appliances. The walk-in larder and the utility room provide further useful storage space.

Upstairs there are three well-presented double bedrooms, all of which features picture rails and exposed wooden floorboards, and two of which benefit from built-in storage. The first floor also has a family bathroom with a corner bathtub with a shower attachment, and a separate shower room.



Outside

The large gravelled driveway runs to the side of the property and offers ample space for a number of vehicles.

The gardens lie to the front and rear mainly laid to lawn, with hedgerow along the roadside edge. Two wooden sheds provide external storage.

The range of barns on the site have two access points directly from Lodge Lane so the cottage enjoys its own private access.

Distances

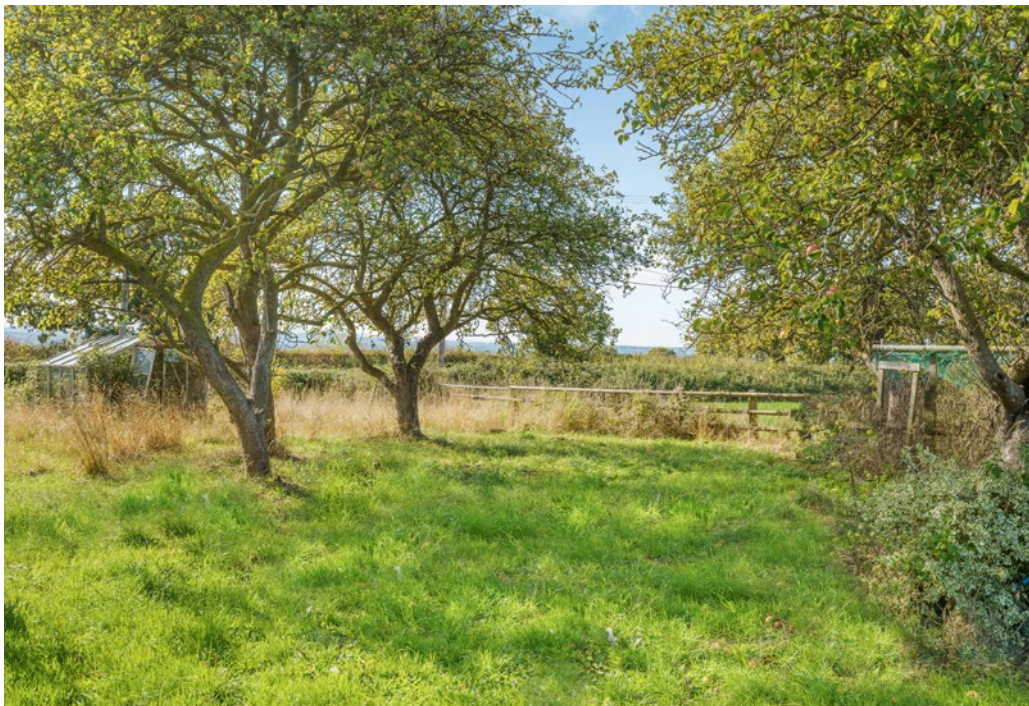
- Saughall 0.8 miles
- M56 (Junction 16) 1.4 miles
- Chester city centre 4.5 miles
- M53 (Junction 5) 6.6 miles
- Liverpool 15 miles

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







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 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 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.

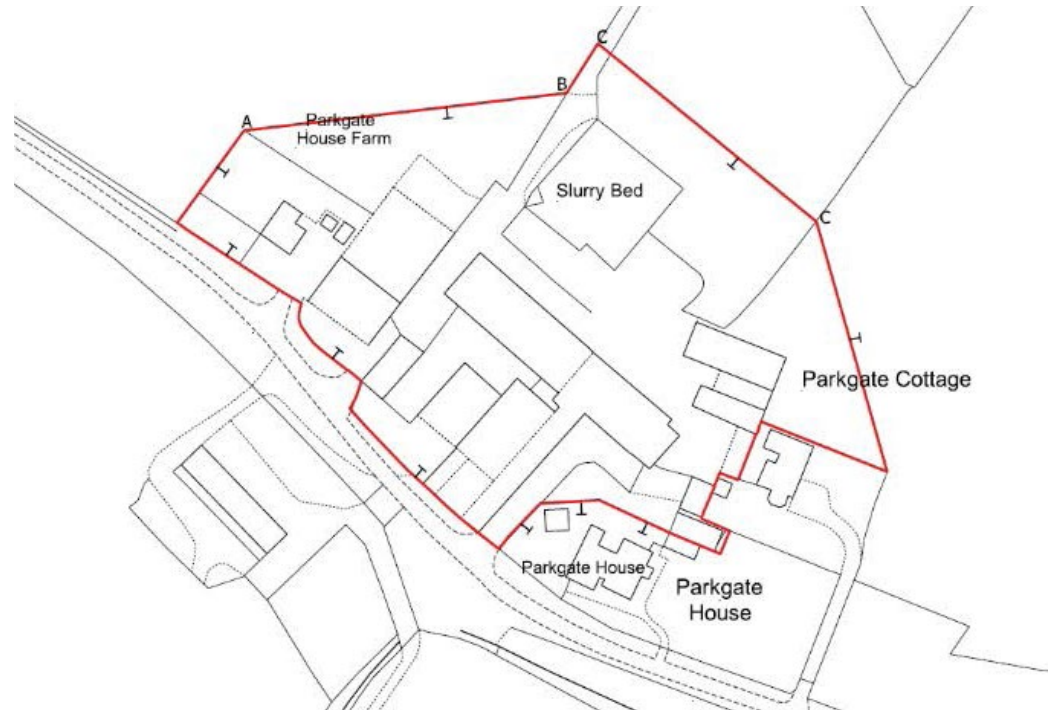
Boundary: The buyer will be responsible for erecting and thereafter maintaining a stockproof fence between points A-B-C, and boundary maintenance where marked with an inward T on the plan as shown online and in the brochure.

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.

Services: Mains electric

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. Buyers must allow for testing for water supply capacity should they intend to develop the site.

Drainage: The residential cottage is serviced by a septic tank. We understand the private drainage may not comply with the relevant regulations. The Buyer(s) will be responsible for the separation of existing foul drain services within the boundaries of the site currently servicing all of the outbuildings, and installation of any new foul drainage system according to the buyers needs for the site and subject to any planning requirements.



Floorplans

Outbuildings internal area 21,286 sq ft (1,978 sq m)
Garage, Lean-to, and Shed internal area 1,000 sq ft (93 sq m)
Total internal area 22,286 sq ft (2,070 sq m)
For identification purposes only.

Outbuildings

Main Barn - a large t-shaped 'Cheshire red-brick style' barn the majority of which is slate roofed and comprising a mix of cattle sheds, bays, and stores. Granary style first floors run across the central elements of the Main Barn. Single storey buildings complete the Main Barn - at the northwest corner a 'Dutch barn' style red brick barn with corrugated metal roof, and the southwest corner a mix of modern and traditional red brick with slate roof.

Large Barn - a more modern agricultural building with brick walls, space boarding above under a fibre cement roof. This adjoins a double height steel portal frame building, sleeper walls, space boarding above with cement fibre roof.

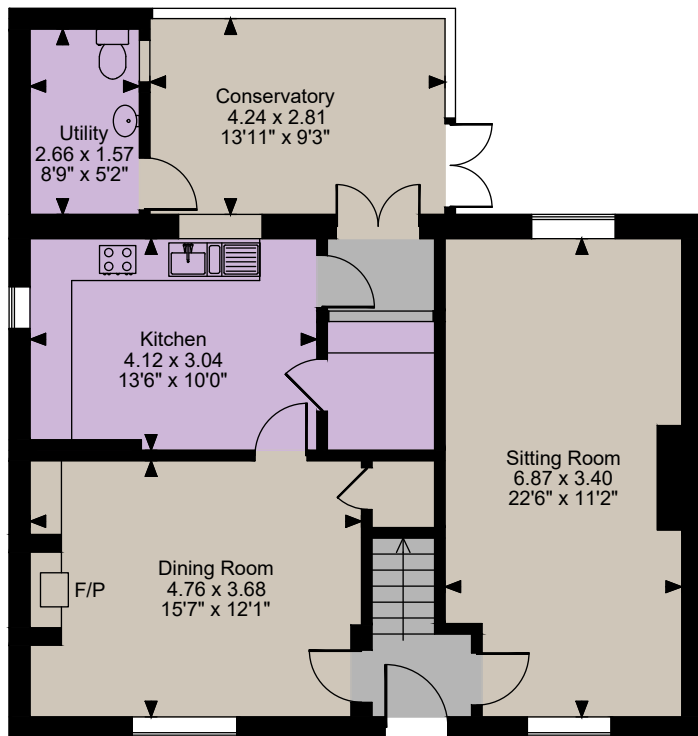
Rear Barn - on the north-east corner of the site lies a further red brick barn similar to that of the Main Barn in design and structure. With slate roof and two storey height granary floors across the length of the building. Adjoining the Rear Barn at a right angle is a 3-bay open sided red brick and slate roof single storey barn.

Garage, Lean-to and Shed - the 'Garage' building is red brick in build, two boarded 'car port' style openings with a modern agricultural store style roof. The Shed is brick built with corrugated roof and wooden doors in poor order. The Lean-to sits between the Garage and Shed and is in disrepair.

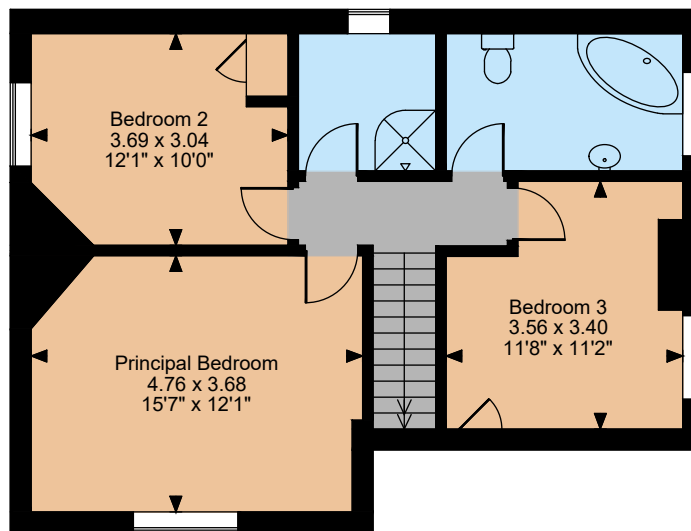
Between the barns and the house lie two large steel frame Dutch barns with both roofs in considerable disrepair.



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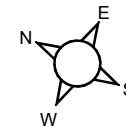


Ground Floor



First Floor

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

House internal area 1,510 (140 sq m)
For identification purposes only.

Directions

Postcode CH1 6JL
What3words: ///promising.dusty.dynasties - brings you to the driveway

General

Local Authority: Cheshire West and Chester

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

Council Tax: E

EPC Rating: E

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

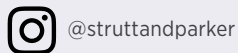
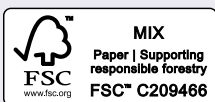
Wayleaves and easements: The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not.

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

Cheshire & North Wales

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