

The Parkin Manor Estate

Hatton, Warrington, Cheshire

Strutt
& Parker

Land and property. Since 1885.



A truly unique Cheshire estate offering exceptional lifestyle and equestrian facilities

Warrington 3 miles, Warrington Bank Quay train station 3 miles (direct trains to London Euston), Knutsford 14 miles, Manchester Airport 17 miles, Chester 19 miles, Liverpool 20 miles, Manchester 24 miles, Leeds 66 miles
(All distances are approximate)

Impressive country house with seven bedrooms and four reception rooms with elegant period detailing

Extensive leisure and wellness complex including indoor and outdoor heated swimming pools, gymnasium, sauna and steam room

Entertainment suite with bar, games room and wine cellar

Landscaped gardens, tennis court, golf driving green, and helipad

Ancillary accommodation comprising Stable Cottage (three-bedrooms) and Pavilion Cottage (one-bedroom)

Extensive equestrian facilities including two yards and 15 stables, two outdoor manèges, horse walker, turnout paddocks with water supply and cross-country fences

A range of agricultural buildings including a modern open sided mare and foal building plus machinery and feed stores

Arable land, grassland, mature woodland & ponds

Sporting and environmental opportunities

About 278 acres (112 ha)

For sale as a whole

Offers in excess of £9,500,000

The Parkin Manor Estate

The Parkin Manor Estate is an impressive country estate centred around the main house which has been thoughtfully enhanced to create an exceptional family home with extensive leisure and equestrian facilities, arable and grassland, woodland, lakes and ponds all set within approximately 278 acres (112 ha).

Situation

The Parkin Manor Estate enjoys a private position surrounded by its own land and open countryside, approximately 3 miles south of Warrington town centre. Situated on the northern edge of the village of Hatton, in north Cheshire, the property is approached via a quiet rural lane. This highly sought-after location combines the tranquillity of country living with excellent accessibility.

The property is well placed for access to major transport links, lying within a short drive of the M56 motorway, which connects to the M6 and wider motorway network. Chester, Manchester and Liverpool are all within approximately 25 miles, while both Manchester and Liverpool airports are about a 30 minute drive. Rail services from nearby Warrington Bank Quay station provide direct links to London, with journey times of approximately 1 hour 40 minutes. The village of Hatton lies to the south, and is home to The Hatton Arms public house, while Stockton Heath offers an excellent range of everyday amenities including shops, cafés, restaurants, public houses, a post office and well-regarded schools. More extensive facilities are available in Warrington, Chester, Liverpool and Manchester, as well as the nearby Cheshire market town of Knutsford.

The area is renowned for its superb recreational opportunities, with golf courses including Walton Hall and Warrington Golf Club close by. Equestrian enthusiasts are well placed, with racecourses at Chester, Aintree, Haydock and Bangor-On-Dee all within easy reach, together with nearby Cheshire Polo Club and world-class equestrian facilities at Kelsall Hill Equestrian Centre and Somerford Park Farm.

There is also an excellent selection of highly regarded state and grammar schools including Bridgewater High School and a range of well-respected independent schools such as King’s School Chester, The Grange School and Cransley School, as well as outstanding preparatory, primary and junior schools such as Stockton Heath and Daresbury primary schools.





Parkin Manor

Parkin Manor combines timeless architectural character with high quality contemporary finishes and exceptional lifestyle amenities offering well-proportioned accommodation arranged over two floors. Approached via secure gated access, Parkin Manor enjoys a quiet position set back from the road. A gravel driveway leads to the front of the house, with ample parking.

The welcoming entrance hall features exposed timber beams, brick detailing, flagstone flooring and fireplace forming an attractive focal point to the house. At ground floor level, the entrance hall leads to a well-appointed bespoke family kitchen by renowned designer Clive Christian. Exposed timber beams and natural stone flooring complement bespoke cabinetry, marble work surfaces with an AGA and integrated appliances including a Teppanyaki hot plate, while the central island provides excellent space for informal dining and entertaining. A useful utility room and laundry room adjoin the kitchen. The kitchen flows into a generous open-plan morning room with double doors opening onto the south-facing outdoor terrace area and swimming pool.





An elegant and impressive dining room is accessed from the morning room and also the main entrance hall and provides a fantastic space for formal entertaining with an open fireplace and French doors to the formal gardens. Located off the main entrance hall is the study with ornate wood panelling and fireplace and a cosy snug with wood burner, both forming part of the original property.

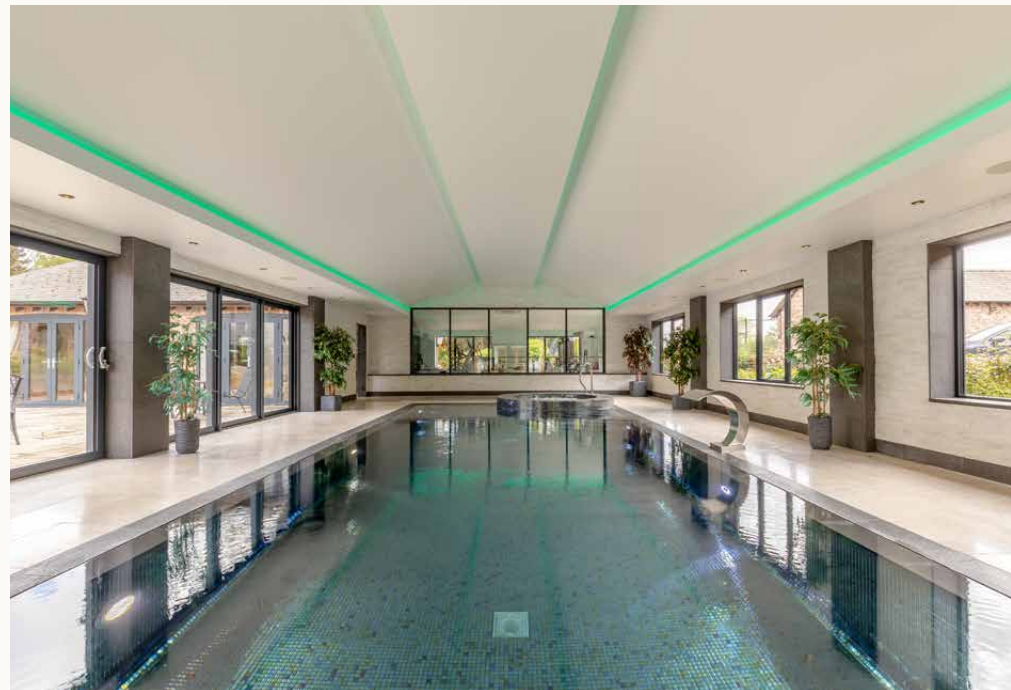
On the first floor, a spacious landing leads to five well-proportioned double bedrooms. The principal suite designed by Clive Christian, includes a large walk-in dressing room, en-suite bathroom with mirror television, and a private balcony enjoying views across the gardens and surrounding land. Two further bedrooms benefit from en-suites, while an additional bedroom suite positioned at the end of the landing includes both a walk-in wardrobe and en-suite bathroom, creating an ideal guest suite. A further double bedroom and large Clive Christian family bathroom complete the first-floor accommodation. All bedrooms benefit from an air handling system, while the bathrooms feature underfloor heating.

Located on the ground floor beyond the kitchen is the cinema room which provides an exceptional entertainment space, while the adjoining garden room, overlooking the swimming pool links the outdoor entertaining terrace and wider leisure complex.

The entertainment suite, known as "The 19th Hole", offers a relaxed country club-style setting incorporating a full-sized bar, games room with a pool table and wine cellar with capacity for approximately 2,500 bottles. At first floor level from the games room is an additional double bedroom, ideal for guest accommodation.

A defining feature of Parkin Manor Estate is its extensive leisure offering, which includes a state-of-the-art spa complex including indoor swimming pool with atmospheric lighting and jacuzzi, together with a fully equipped gymnasium with surround sound system and indoor waterfall feature. The spa facilities include a sauna, steam room and changing facilities.

A one-bedroom guest suite with en-suite bathroom is accessed directly from the spa complex and has access to the outdoor area.



Main House internal area = 10,468 sq ft (973 sq m)
Quoted Area Excludes 'External C/B & W.C'



Drawn for illustration and identification purposes only.





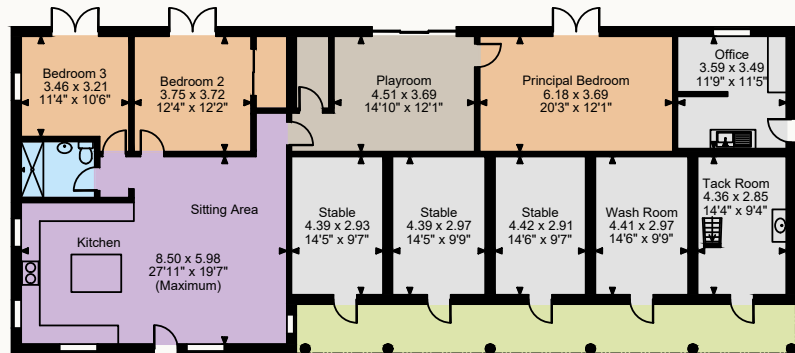
Gardens and grounds

The gardens surrounding the house are beautifully landscaped, comprising manicured lawns, flower beds, ponds and orchards. Horse topiary planting and well-maintained formal gardens further enhance the setting.

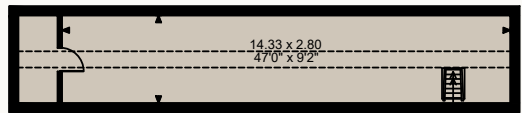
Extensive entertaining terraces together with an outdoor kitchen and BBQ area provide excellent space for alfresco dining and social occasions and include the heated swimming pool.

Completing the gardens and grounds is a tennis court, golf driving green and sand bunker and helipad.



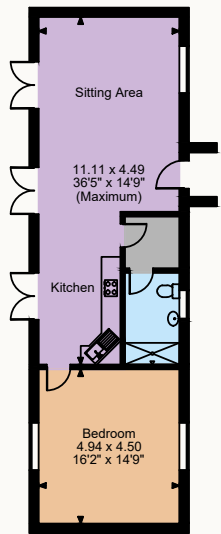


Stable Cottage Ground Floor

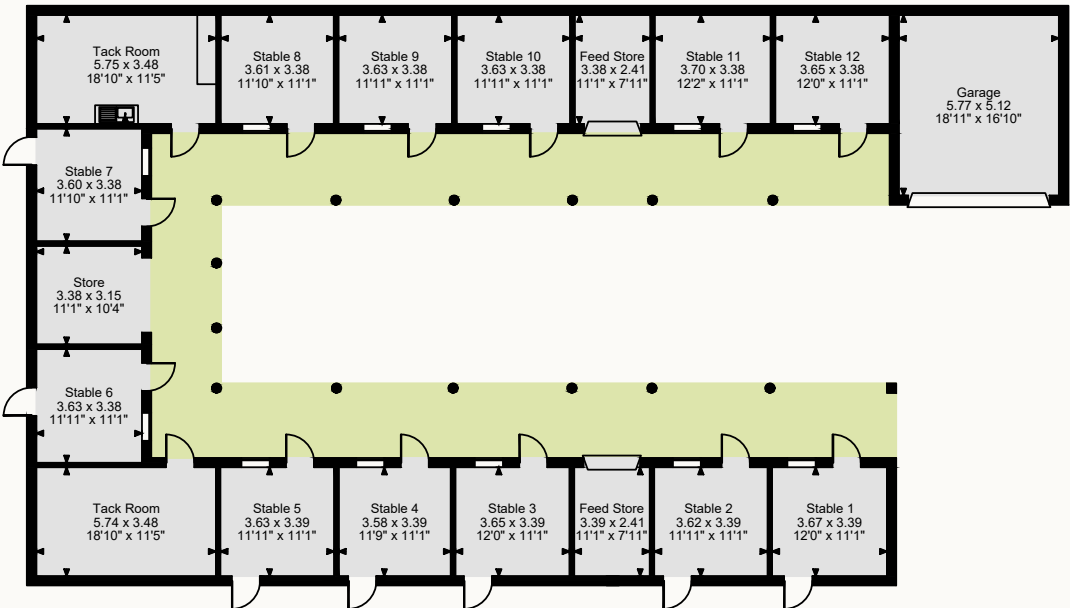


Stable Cottage First Floor

Garage internal area = 318 sq ft (30 sq m)
Outbuilding internal area = 3,337 sq ft (310 sq m)
Stable Cottage internal area = 1,478 sq ft (137 sq m)
Pavilion Cottage internal area = 785 sq ft (73 sq m)
Balcony external area = 60 sq ft (6 sq m)
Total internal area = 5,918 sq ft (549 sq m)



Pavilion Cottage



Stables

Stable Cottage

A single-storey, three-bedroom cottage; the accommodation includes a large open-plan kitchen and living area, bathroom and three generous double bedrooms. An additional living room with double doors overlooks and provides access to the outdoor manège. The property also benefits from an electric AGA and is ideally suited for secondary accommodation, guest use or staff occupation.

Pavilion Cottage

A one-bedroom annexe comprising an open-plan kitchen and living area together with a generous double bedroom. Double doors open onto the tennis court and orchard, making it ideal for guests or staff accommodation.



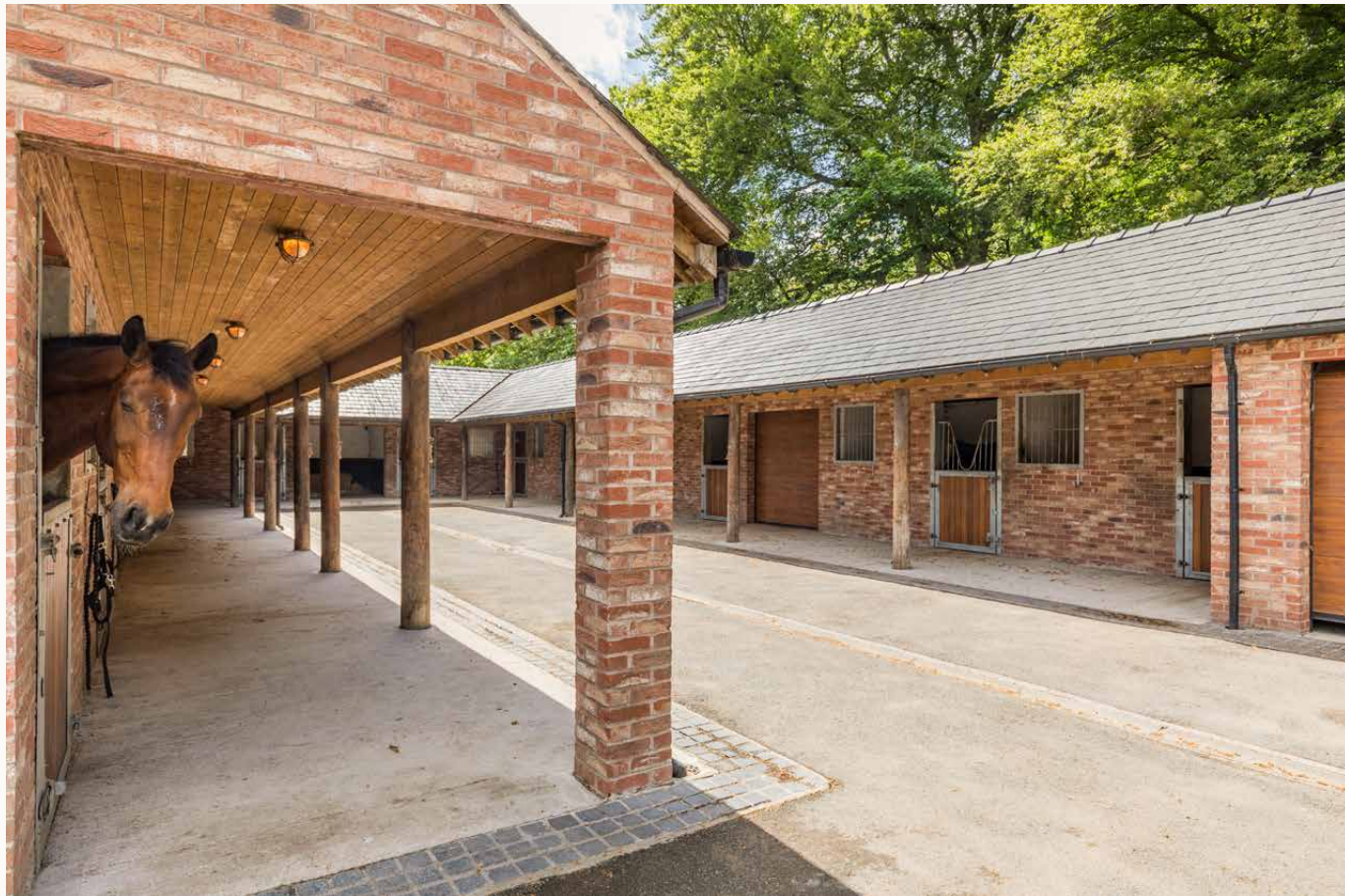
Equestrian facilities & outbuildings

The Parkin Manor Estate is exceptionally well equipped for equestrian use, with an impressive range of high-quality facilities accessed from the principal yard and via two separate gated entrances off Park Lane. The estate offers first-class equestrian amenities and are currently used for private training use. These facilities are also suited for bloodstock, polo, showjumping, eventing, dressage or racing purposes (subject to the correct consents).

The principal yard comprises a modern 'U-shaped' brick stable block including 12 stables with fixed rubber matting, two secure tack rooms, feed stores, Monarch horse walker and workshop/garage. A secondary block of three additional stables together with a tack room, washroom and security office lies adjacent to Stable Cottage.

Directly adjoining both yards is a well-maintained outdoor manège (34m x 20m) complete with all-weather CLOPF fibre surface and floodlights. A second outdoor manège (60m x 40m) finished with an all-weather CLOPF fibre surface and floodlights, is situated on the estate drive and away from the main yard. Post and rail turnout paddocks are directly accessible from the yard and serviced by mains water and connected via a hardcore access track. A number of cross-country fences are positioned throughout the estate, providing further enjoyment opportunities.

A range of agricultural buildings provide useful general storage for equestrian and machinery use. This includes an open-fronted, part timber-clad five-bay barn with hardstanding, currently utilised for additional mare and foal stabling, situated in the centre of the estate.





The land

Extending to approximately 278 acres (112 ha) in total, The Parkin Manor Estate enjoys an attractive, private setting.

Productive, level grassland adjoins the house and stables and is divided into a range of paddocks. The paddock land currently utilised for equestrian purposes extends to approximately 55 acres (22 ha). The land benefits from good access from the main estate drive and also a number of roadside access points. The arable land extends to approximately 141 acres (57 ha) and is currently laid to temporary grass leys and winter wheat. The boundaries are formed by mature hedgerows with a further 22 acres (9 ha) of grassland used for grazing purposes. Woodland, known as Bog Rough, extends to approximately 43 acres (17 ha) and comprises attractive mixed mature woodland, forming a natural boundary along the eastern edge of the estate. A family shoot is run over the estate with areas of cover crop.

Part of the land is farmed in conjunction with a Contract Farming Agreement (CFA) and a Farm Business Tenancy (FBT); further details are available from the Vendor's agent.





General

Method of sale: The Parkin Manor Estate is offered for sale by private treaty, subject to any existing leases, licenses and agreements. Further details are available from the vendor's agents.

Farm Business Tenancy: Part of the land is currently occupied on a Farm Business Tenancy which is due to terminate on 30th September 2039. Further details are available from Vendors agent upon request.

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.

Public rights of way cross over the land. Further details including a plan are available from the vendor's agent.

Designations: Green Belt (Merseyside and Greater Manchester)

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

Residential property:

Property	EPC Band	Council Tax Band	Electricity	Water	Drainage	Heating
Parkin Manor	E	E	Mains	Mains	Private*	LPG
Stable Cottage	E	N/A	Mains	Mains	Private*	LPG
Pavilion Cottage	F	N/A	Mains	Mains	Private*	Electric

*A Klargester is located in the garden of Parkin Manor.

Solar panels are connected and source both swimming pools when there is capacity.

Overage: The property will be sold subject to an overage provision. Further details are available from the vendor's agent.

Planning: The current owners have recently applied for a Certificate of Lawfulness to formalise the lawful residential and equestrian uses and operational development for both residential and equestrian purposes as part of a mixed-use site. There are other pre-planning and planning applications to note.

Further details are available from the vendor's agent and available in the data room. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Holdover: A period of holdover may be required to permit the harvesting of all growing crops, subject to the timing of completion. Further information is available from the vendor's agent.

Environmental Schemes & Grants: Part of the land is subject to a Sustainable Farming Incentive (SFI) Agreement which expires on 31st December 2028. Full details are available from the selling agents.

Fixtures and fittings: All items usually regarded as fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. Farm machinery may be available by separate negotiation. Further details are available from the vendor's agent.

Covenant and/or Restrictions: There are restrictions/covenants listed on the Land Registry Title Deed, details of which are available by the Vendor's solicitors on request.

Local authority: Warrington Borough Council

Employment: All employment contracts will cease on sale completion.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/engb/mobile-coverage>

Parkin Manor is connected to Starlink broadband.

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.

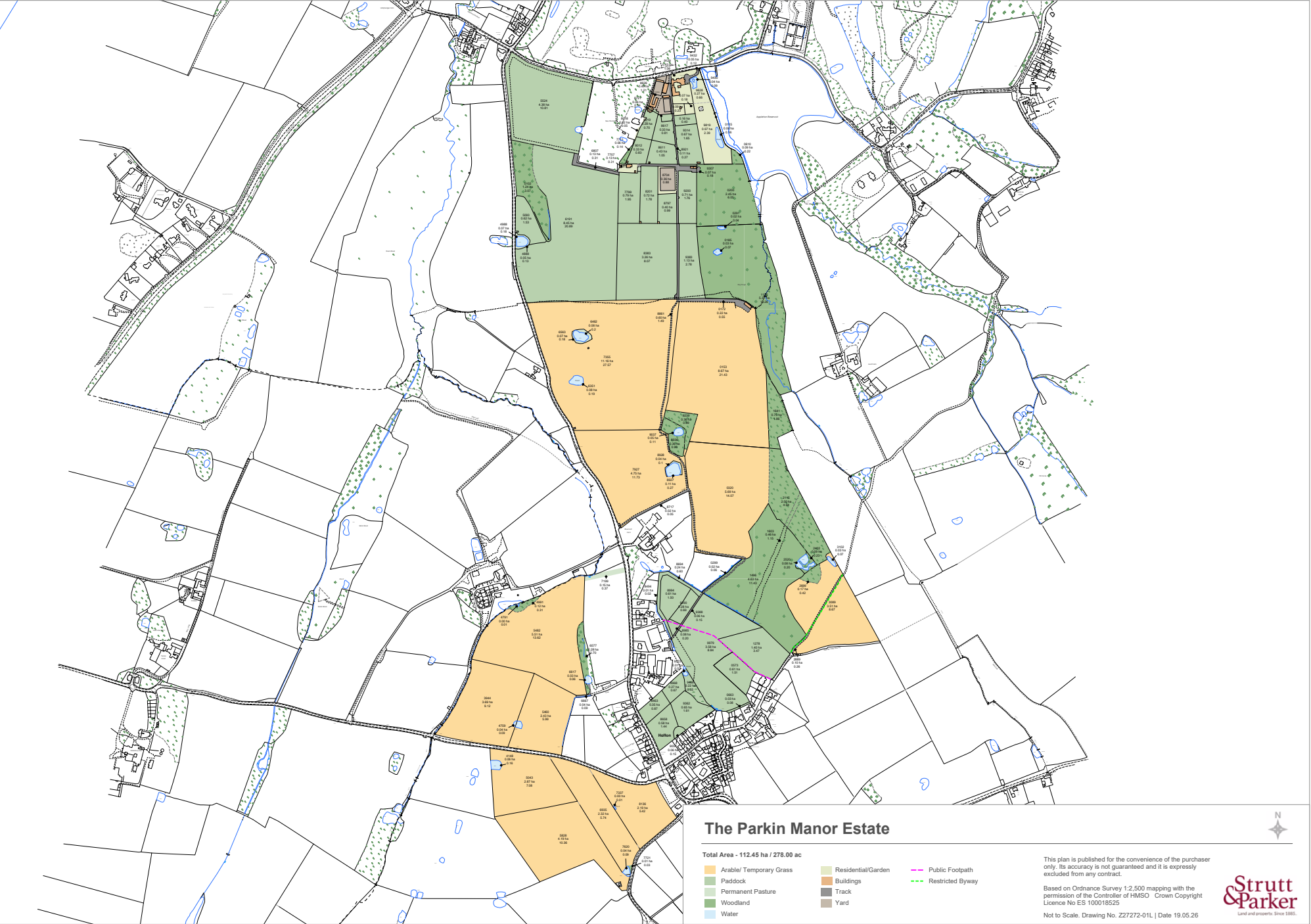
Health and safety: Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the buildings and machinery.

Solicitors:
Bannister Preston Solicitors LLP,
180 Liverpool Road,
Irlam,
Manchester
M44 6FE

Guide price: Offers in excess of £9,500,000

Viewings: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester and London.

Data room: Access to the data room is available upon request for interested parties and their advisors.







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Not to Scale. Drawing No. Z27272-02 | Date 28.05.26

**Strutt
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Land and property. Since 1885.

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