




Porters Heath Farm


Saighton, Chester, Cheshire

An opportunity to purchase a former council farm with planning permission for conversion of the red brick barns


A period property requiring renovation along with Planning Permission for the conversion of two traditional red brick barns into three residential dwellings. Application Number: 24/00657/FUL (Cheshire West & Chester Council)




FARM HOUSE
4 RECEPTION
ROOMS




FARM
HOUSE 5-6
BEDROOMS




FARM HOUSE
1 BATHROOM




BARNs WITH
PLANNING
PERMISSION




CIRCA 4.93
ACRES




FREEHOLD



RURAL



PLANNING
PERMISSION
24/00657/FUL



GUIDE PRICE
£675,000



The property

Porters Heath Farm consists of a double-fronted family home offering more than 2,500 sq ft of light-filled flexible accommodation arranged over two floors requiring renovation.

Planning permission has been granted by Cheshire West & Chester Council for the conversion of two traditional red brick barns into three residential dwellings, the demolition of other agricultural buildings and the construction of detached garaging and associated landscaping.

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

Outside

The total site area extends to about 4.93 acres.

Location

The property lies to the south-east of Chester between the villages of Huntington and Saughton, the former offering local shopping, a village green, church, Post Office and primary school and the latter having a church, village hall and primary school. Chester offers an extensive selection of both major national and smaller independent retailers, complemented by out-of-town retail parks including the outlet village at Cheshire Oaks. Further amenities are available in Wrexham.

Communications links are excellent: Chester station (3.2 miles) provides regular services to major regional centres in both Wales and England, including London, and the A55 links to the M53, M56 and motorway network and to key regional centres in both countries.

Directions

Post Code CH3 6HA

what3words: ///zebra.usual.moral





Distances

- Huntington 1.3 miles
- Saughton 1.6 miles
- A55 North Wales Expressway (Junction 39) 2.1 miles
- Chester 3.2 miles
- Wrexham 13.8 miles
- Liverpool John Lennon Airport 26.3 miles

Nearby Stations

- Chester

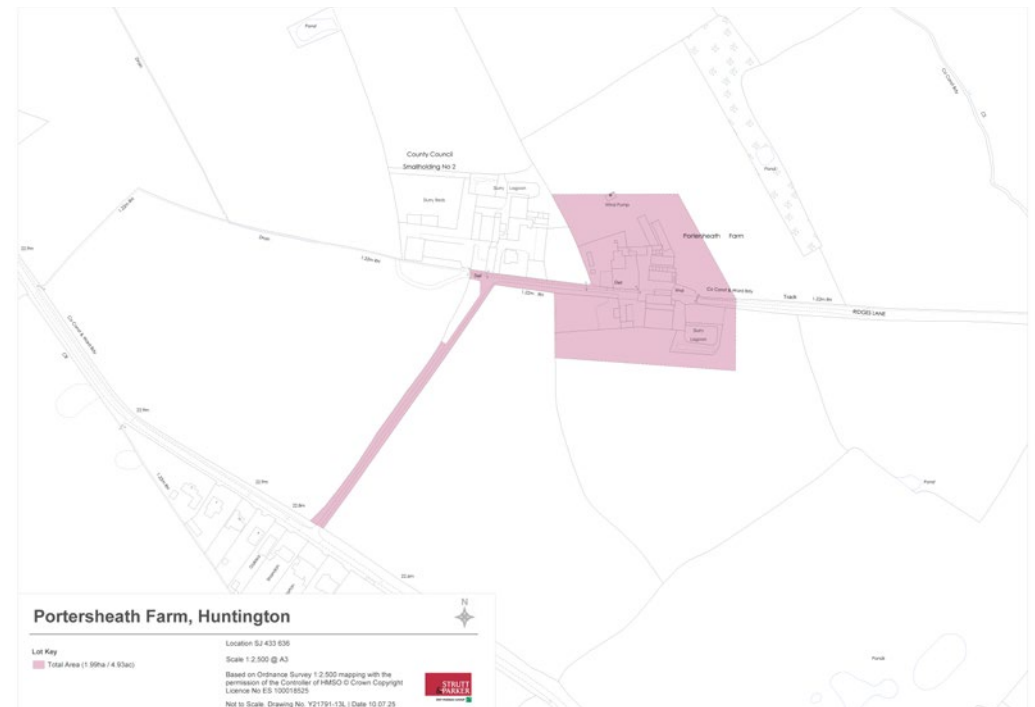
Key Locations

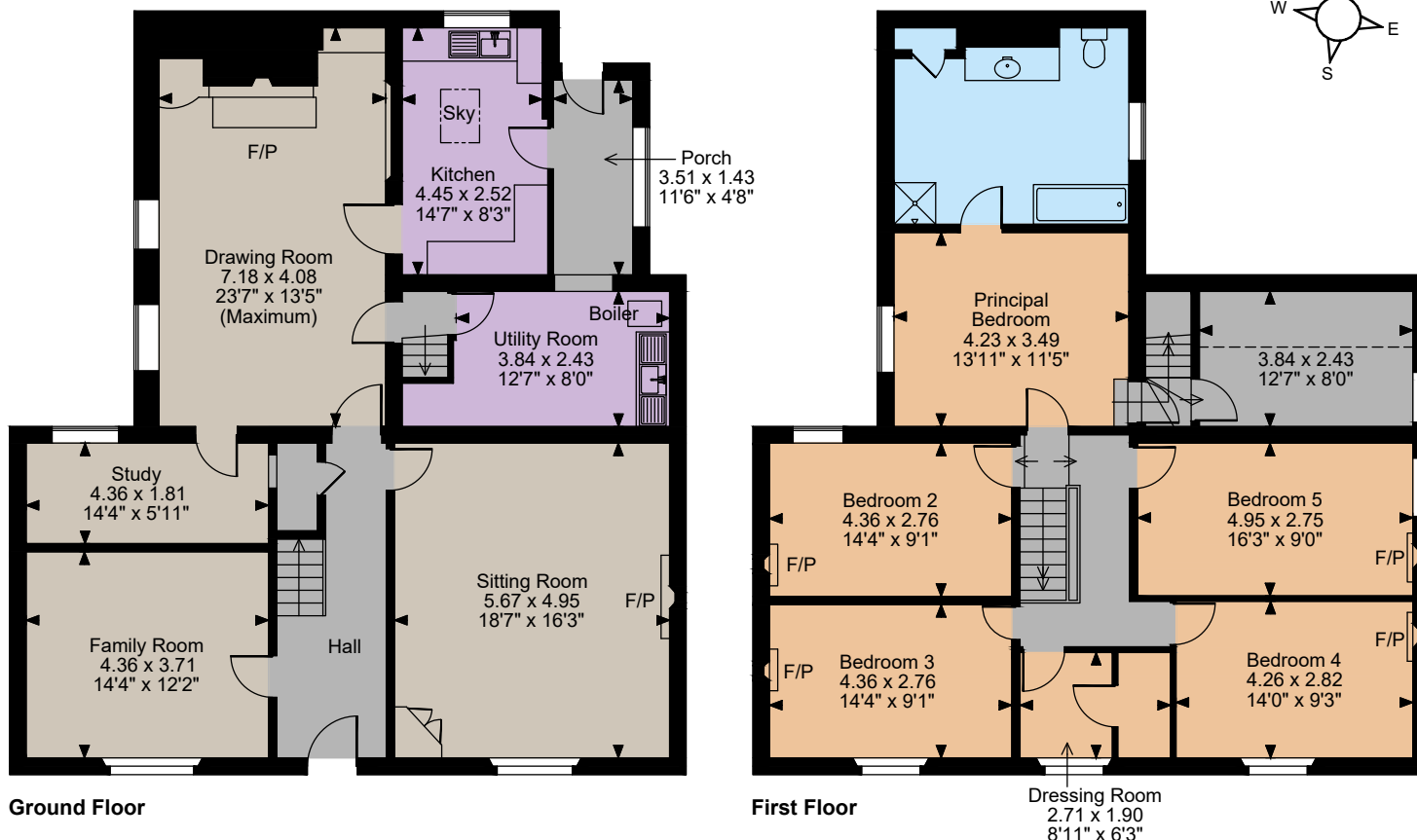
- Chester's Roman City Walls
- Chester Roman Amphitheatre
- Chester Castle: Agricola Tower and Castle Walls
- Chester Meadows
- Westminster Park Recreational Ground
- Chester Racecourse
- Chester Cathedral
- Chester Golf Club

- The Eastgate Clock
- The Rows two-tier mediaeval arcades
- The Roman Gardens
- Beeston Castle
- Peckforton Castle

Nearby Schools

- Christleton Primary School
- Boughton Heath Academy
- Abbey Gate College
- Queen's Park High School
- Overleigh St. Mary's CofE Primary School
- The Catholic High School, Chester
- Chester International School
- The Grosvenor Park CofE Academy
- The Queen's School
- Belgrave Primary School
- The King's School
- Chester Blue Coat CofE Primary School
- Dee Banks School
- The Firs
- The Hammond





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

□ □ □ Denotes restricted head height

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Floorplans

Farm House internal area 2,506 sq ft (233 sq m)

For identification purposes only.

General

Local Authority: Cheshire West & Chester Council

Services: Mains electricity was provided by Scottish Power. We are not aware if it is still connected. Water is a main supply via a private main believed to be located in the access road, that also supplies the adjacent property via a sub metered supply. The purchaser will take over responsibility for the main and recharging sub metered supplies. Drainage to septic tank that we understand does not comply with current regulations.

Council Tax: Band E **EPC Rating:** TBC

Fixtures and Fittings: The property is sold as seen. It will be the purchasers responsibility to remove any items no longer wanted.

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

Agents notes: There is a right of access along the drive to the neighbouring properties and land owners, respective users are liable for a share of the costs of maintenance proportionate as to use. The seller requires the purchaser to pay an additional sum equating to 1.5% of the agreed purchase price as a contribution to the Councils costs. Purchasers should be aware that the property is subject to an application for a definitive map modification under the Wildlife & Countryside Act 1981 viewable on the Councils web site at <https://www.cheshirewestandchester.gov.uk/pdf/CWAC-031-combined.pdf>

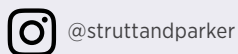
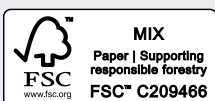
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Cheshire & North Wales

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