



Holding 2, Porters Heath Farm, Sandy Lane, Huntingdon

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Holding 2, Porters Heath Farm, Sandy Lane, Huntington, CH3 6HA

Three bedroom detached farmhouse with a garden, traditional brick building and ancillary farm buildings in a 4.85 acre plot, in a semi-rural location

Chester 4 miles; Liverpool 22 miles; Manchester 42 miles.

Front and rear porch | Storage room | Kitchen
Hallway with stairs | 2 Reception rooms
3 Bedrooms | Bathroom | Storage cupboard
Front and rear garden | 4.85 acres
EPC Rating F

The property

The property is a three bedroom detached farmhouse with extensive traditional and modern agricultural buildings. The farm buildings offer exciting possibilities for conversion, (subject to planning) and are in need of renovation.

The property is entered through a porch, leading into a kitchen, hallway, and two reception rooms on the ground floor. The first floor consists of three well-appointed bedrooms and a family bathroom. The Farmhouse has been vacant for some time and is in need of modernisation.

Outside

The property sits in a 4.85 acre plot which is approached via a right of way along a privately owned driveway (points A-B) to a large parking area with space for several vehicles. There is an established garden to the front of the farmhouse with various mature trees and shrubs and a yard area to the rear. To the rear of the property is a brick-built barn which may have potential for residential conversion (subject to planning), with further agricultural barns on site. The purchaser will be responsible for erecting stock proof fencing between points C-D.

Location

The property is in a semi-rural location and is accessed down a shared drive on Sandy Lane. The city of Chester is approximately 4 miles north and has a full range of shopping, leisure, educational and transport facilities including a train station with regular services to London Euston in approximately 2 hours.

Directions

From Strutt & Parker's Chester office, follow St Oswalds way onto the A51. Continue until a right turning onto Christleton Road and then turn left onto the B5130. Continue on the B5130 until you reach the Rake & Pikel, then take the first exit onto Sandy Lane. Continue down Sandy Lane, on your left will be a private drive with a sign 'Private Road', drive down the track and H2 Porters Heath is the first farmhouse directly ahead.



General

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

Guide Price: £475,000

Tenure: The property is offered for sale freehold.

Boundaries Responsibilities: The boundary responsibilities are shown with an inward facing 'T' marks on the lotting plan. The purchaser will be responsible for erecting stock proof fencing between points C-D.

Services: Porters Heath Farm benefits from mains electricity, private water and private sewerage. We understand that the electricity meter has been removed and the private drainage at this property may not comply with the relevant regulations. Please note the private water supply will need to be maintained, charges for water use and repairs may apply.

Wayleaves, Easements & Rights of Way: The property is accessed through a shared drive which will have shared maintenance responsibility to be kept in line as a farm track. The successful purchaser will be granted a Right of Way over the driveway. The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not.

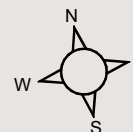
Vendors Costs: The purchaser(s) will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendors legal and surveyor's fees.

Sales Particulars & 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 and Future Development Rights: The property is sold subject to a reservation of future development rights whereby the vendor reserves the right to 50% of any increased gross value for a period of 80 years in the event that planning consent is obtained for residential development over and above the present residential dwelling or dwellings permitted under the current planning consent. Payment is due when either the planning consent is implemented or the site is sold with the benefit of planning consent.



Porters heath Farm N
Main House internal area 1,491 sq ft (139 sq m)
Swimming Pool internal area 409 sq ft (38 sq m)
Outbuildings internal area 5,524 sq ft (513 sq m)
Barns internal area 5,640 sq ft (524 sq m)
Total internal area 13,064 sq ft (1,214 sq m)



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

□ □ □ Denotes restricted head height

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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.

Basic Payment Scheme: There are no entitlements included in the sale.

Viewing: Strictly by appointment through Strutt & Parker on 01244 354 888

Local Authority: Cheshire West & Chester Council.

Council Tax Band: Band E

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

Chester

Suite 2, Coachworks Arcade, Chester,
Northgate Street, CH1 2EY

01244 354888

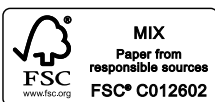
chester@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,
including Prime Central London

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 November 2023. Particulars prepared November 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



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