



BUILDINGS AT WIMBOLDSLEY HALL
WIMBOLDSLEY, NR MIDDLEWICH, CHESHIRE

JACKSON-STOPS 

BUILDINGS AT WIMBOLDSLEY HALL, WIMBOLDSLEY, NR MIDDLEWICH, CHESHIRE CW10 0LW

APPROX GROSS INTERNAL AREA: (PROPOSED) 23,107 SQ FT/ 2,146 SQ M

AN OPPORTUNITY TO ACQUIRE AN IMPRESSIVE
RANGE OF TRADITIONAL FARM BUILDINGS WITH
PLANNING PERMISSION FOR CONVERSION INTO
11 DWELLINGS AND SEPARATE OFFICE SPACE,
OCCUPYING A RURAL YET CONVENIENT LOCATION



APPROVED SCHEME

■ CHANGING ROOM & BOTHY

- Unit 1 – 1 Bed: 720 sq ft (66.90 sqm)
- Unit 2 – 2 Bed: 804 sq ft (74.70 sqm)

■ TRADITIONAL OUTBUILDINGS

- Unit 3A – 4 Bed: 1,760 sq ft (163.50 sq m)
- Unit 3B – 4 Bed: 1,946 sq ft (180.08 sq m)
- Unit 3C – 2 Bed: 1,417 sq ft (131.60 sq m)
- Unit 4A – 6 Bed: 3,353 sq ft (311.50 sq m)
- Unit 4B – 4 Bed: 1,876 sq ft (174.30 sq m)
- Unit 4C – 4 Bed: 1,865 sq ft (173.30 sq m)
- Unit 4D – 7 Bed: 3,231 sq ft (300.20 sq m)
- Unit 5A – 4 Bed: 1,707 sq ft (158.60 sq m)
- Unit 5B – 4 Bed: 1,780 sq ft (165.40 sq m)

■ DUTCH BARNs

- Office 1 – 1,517 sq ft (141.00 sq m)
- Office 2 – 1,130 sq ft (105.00 sq m)

In all an overall gross internal floor are of circa
23,107 sq ft (2,146 sq m) and a site area extending
to approximately 2.49 acres (1.00 hectares)



DESCRIPTION

The sale of the Buildings at Wimboldsley Hall brings to the market an exceptional development opportunity. Originally forming part of the Verdin Estate and dating back to the late 19th century, Wimboldsley Hall was designed as a model dairy farm, and comprises a handsome period farmhouse to the rear of which is a spectacular range of traditional buildings forming an attractive courtyard arranged around a central lawn. The buildings benefit from being set well back from the A530 Middlewich to Nantwich road and adjoins open countryside in what can be likened to a parkland setting.



LOCATION

The Buildings at Wimboldsley Hall are situated in the rural parish of Wimboldsley being convenient for the nearby villages of Church Minshull & Warmingham. The larger centres of Middlewich and the market town of Nantwich are 3.5 and 7.5 miles respectively offering a comprehensive range of services with high street banks, shops, supermarkets, doctors' surgeries and veterinary practices. Wimboldsley Hall occupies a rural setting adjoining open countryside between Middlewich and Nantwich to the West of the A530 and West Coast railway line.

Schooling in the area is well-provided for with a primary school in Wimboldsley and state secondary schools in Middlewich & Nantwich. For those seeking private education there is The Grange at Hartford, Cransley School at Great Budworth and Terra Nova beyond Holmes Chapel. On the recreational front there are football, rugby and cricket clubs in Middlewich and Nantwich, walking along the River Weaver and Shropshire Union Canal and from Wimboldsley Hall direct access onto a public footpath which crosses the adjoining fields. Golf courses locally include Sandbach, Sandiway & Delamere and a motor racing circuit at Oulton Park near Little Budworth. For the equestrian enthusiasts there is the nearby Newfield Farm equestrian centre complemented by Southview at Wettenhall.



COMMUNICATIONS

The area benefits from excellent road links being within daily traveling distance of all areas of commerce throughout the North West and The Midlands. Junction 18 on the M6 motorway is 6.5 miles distant allowing for ease of travel to Liverpool, Warrington, Manchester, The Potteries and Birmingham. For travel to London there is a 1 hr 35 mins inter-city service from Crewe Station which is 5.5 miles distant and for international travel, Manchester Airport is 23 miles distant.

THE APPROVED DEVELOPMENT

THE CHANGING ROOM & BOTHY

The Changing Room & Bothy are situated to the west of the farmhouse and comprise single story ranges constructed of brick beneath tiled roofs. The Changing Room has been used in conjunction with the farmhouse containing shower rooms, w.c. kitchen and domestic storage. In contrast the Bothy is an existing cottage with living room, kitchen, double bedroom & bathroom. As with the farmhouse there will be an opportunity to achieve sales at an early stage of the development owing to the fact that these buildings are for the most part converted to residential accommodation.

Based on the approved plans The Changing Room which is Unit 2 will be converted into a cottage with a floor area of 720 sq ft. It will have porch leading into an open plan kitchen with dining & sitting areas, office, utility room, cloakroom/w.c. and double bedroom with en-suite shower room. Outside there will be a parking space and courtyard garden.

The Bothy is Unit 3 and the plans provide for an extension to create a second double bedroom with en-suite shower room and dressing area such that the overall floor area is 804 sq ft. Outside there will be 2 parking spaces and a courtyard garden and it should be noted that an additional area of ground to the front is to be included in the sale.

THE TRADITIONAL BUILDINGS

The Traditional Buildings form an extremely attractive courtyard arranged around a central lawn built on the same premise as the farmhouse. The farm buildings are finished to an exacting specification with considerable attention to detail. They are constructed of brick beneath slate roofs incorporating half timbered black & white gable ends together with decorative brick work at eaves level supporting the rainwater goods. Internally the ground floor comprises a collection of stores and sheds for farm produce and machinery together with milking parlour and dairy whilst at first floor level it is more open plan with spectacular roof timbers and vaulted ceilings. Aside from being extremely well-built back in 1891 the farm buildings have been extremely well maintained in recent years as the brickwork is in good condition, the roof is water tight with sound timbers and there is no evidence of any recent movement. Against this background the challenges often encountered when converting traditional farm buildings will be less onerous as will the development costs.

Based on the approved plans the combined floor area of the traditional buildings is circa 19,000 sq ft with provision to create 9 extremely generous family sized units with the exception of Unit 4C which is a 2 bedroom unit.

Within the west range are Units 4A, 4B & 4C which are two storey 4 bedroom units with the exception of Unit 4C. In all cases the plans provide for modern style family living with open plan kitchens incorporating dining & sitting areas together with a separate living room and at first floor level 4 bedrooms with one being en-suite and the others served by a family bathroom. Gardens are to be laid to the rear and beyond which are parking spaces and provision for garaging in an existing single storey farm building.

The north range contains Units 5A, 5B, 5C & 5D which are three storey units. Units 5B and 5C are 4 bedroom units and 5A and 5D are the larger units with 6 & 7 bedrooms respectively. As with the west range all of the units have open plan kitchens with dining & sitting areas together with a separate living room and Units 5A and 5D also have an office/study. All units within



this range have master and guest bedrooms which are en-suite with the remaining bedrooms served by a family bathroom. Units 5A and 5D have very generous sized gardens and Unit 5A has a private drive with parking, garage and separate building described as an office/domestic store. The remaining units within this range have parking beyond the garden areas and provision for garaging.

The east range contains Units 6A and 6B which are two storey 4 bedroom units again with open plan kitchens incorporating dining & sitting areas, separate living room and office/study. At first level there are master and guest bedrooms which are en-suite and the remaining bedrooms are served by a family bathroom. Both units overlook an existing pond beyond their immediate gardens and there is provision for parking and garaging.

In addition to designated garaging and parking there is also provision for visitor parking around the development including the courtyard where there are further designated spaces for the units within buildings 5 & 6.

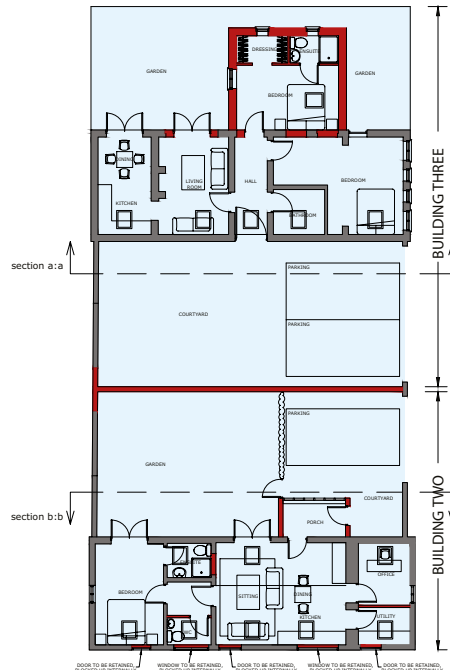


THE DUTCH BARN

To the east of the traditional buildings are a pair of Dutch Barns with consent for change of use from agriculture to office space. They are steel portal framed buildings clad in corrugated tin with a combination of hardcore and concrete floors. Barn A has a floor area of 1,517 sq ft and Barn B has a floor area of 1,130 sq ft. All details relating to sub-division, materials, parking and highways are reserved matters.

CHANGING ROOM & BOTHY - APPROVED PLANS

APPROXIMATE GROSS INTERNAL AREA:
1,524 SQ FT/141.60 SQ M



PROPERTY INFORMATION

Address: Buildings at Wimboldsley Hall, Wimboldsley,
Nr Middlewich, Cheshire CW10 0LW

Tenure: Freehold with vacant possession.

Services: Mains water and electricity are connected. Private drainage to be put in during development.

Local Authority: Cheshire West & Chester Council.
Tel: 0300 123 8123

Council Tax: All units to be assessed post completion of the development.

Town and Country Planning: On 8 February 2024 Planning Application No: 21/00582/FUL was approved permitting the sub-division and extension of the farmhouse to form 2 dwellings, conversion of surrounding ancillary barns to form 11 dwelling, removal of 2 sheds and a slurry tower and alterations to driveway at Wimboldsley Hall.

On 24 December 2021 Planning Application No's: 21/04602/PDR and 21/04603/PDR where approved permitting the conversion of the Barn A and Barn B from agricultural use to office space. All details relating to sub-division, materials, parking & highways are reserved matters.

Affordable Housing: Planning Application No: 21/00582/FUL is the subject of a Section 106 Agreement with Cheshire West & Chester Council which provides for Units 2, 3 and 4C to be 'Affordable Housing Units' which are to be completed and ready for occupation prior to the 'Market Units'. In the case of Units 2 and 3 the discount is not to be less than 35% from open market value and in the case of Unit 4C the discount must be not less than 50% of open market value having regard to dwellings of similar size and design in the Parishes of Stanthorne and Wimboldsley.

Commuted Sums: The Section 106 Agreement also provides the developer to make contributions towards education, allotments, green space and recreational facilities which collectively total £67,893.

Community Infrastructure Levy: For the avoidance of doubt Cheshire West & Chester Council have assessed the scheme and confirmed that no Community Infrastructure Levy payment is due.

HS2: Wimboldsley Hall adjoins the proposed route of HS2. In December 2023 the Government announced that the route north of Birmingham had been cancelled but land still remains safeguarded. Further details available on request from the agents.

Site Clearance: The vendors will be responsible for dismantling the modern farm buildings on their retained land being the area coloured green with black hatching. Likewise the vendors will also be responsible for dismantling the modern farm buildings on the area coloured pink with black hatching which does form part of the sale.

Right of Way: The purchaser of the Buildings will be granted a right of way over the front drive from the A530 Middlewich to Nantwich Road albeit with the ability to make adaptations to comply with highways requirements and the maintenance obligations. Further details available on request from the agents.

Health & Safety: Wimboldsley Hall & Buildings are a working farm and all parties wishing to view are to be accompanied at all times.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

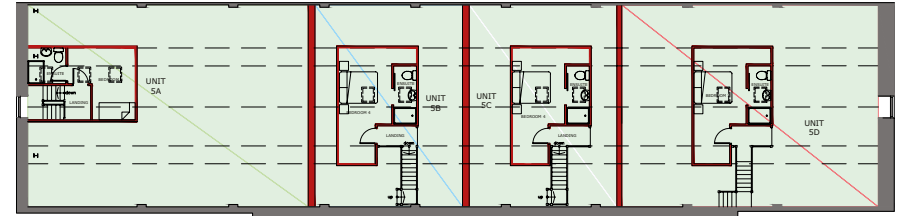
Viewing: Strictly by appointment via Jackson-Stops, Chester office - Tel: 01244 328 361

Directions (CW10 0LW): From Middlewich travel south on the A530 towards Nantwich after approximately 3.5 miles and having crossed the railway bridge the entrance to Wimboldsley Hall will be seen after a short distance on the right hand side.

TRADITIONAL BUILDINGS - APPROVED PLANS

APPROXIMATE GROSS INTERNAL AREA: 18,935 SQ FT/1,759.11 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



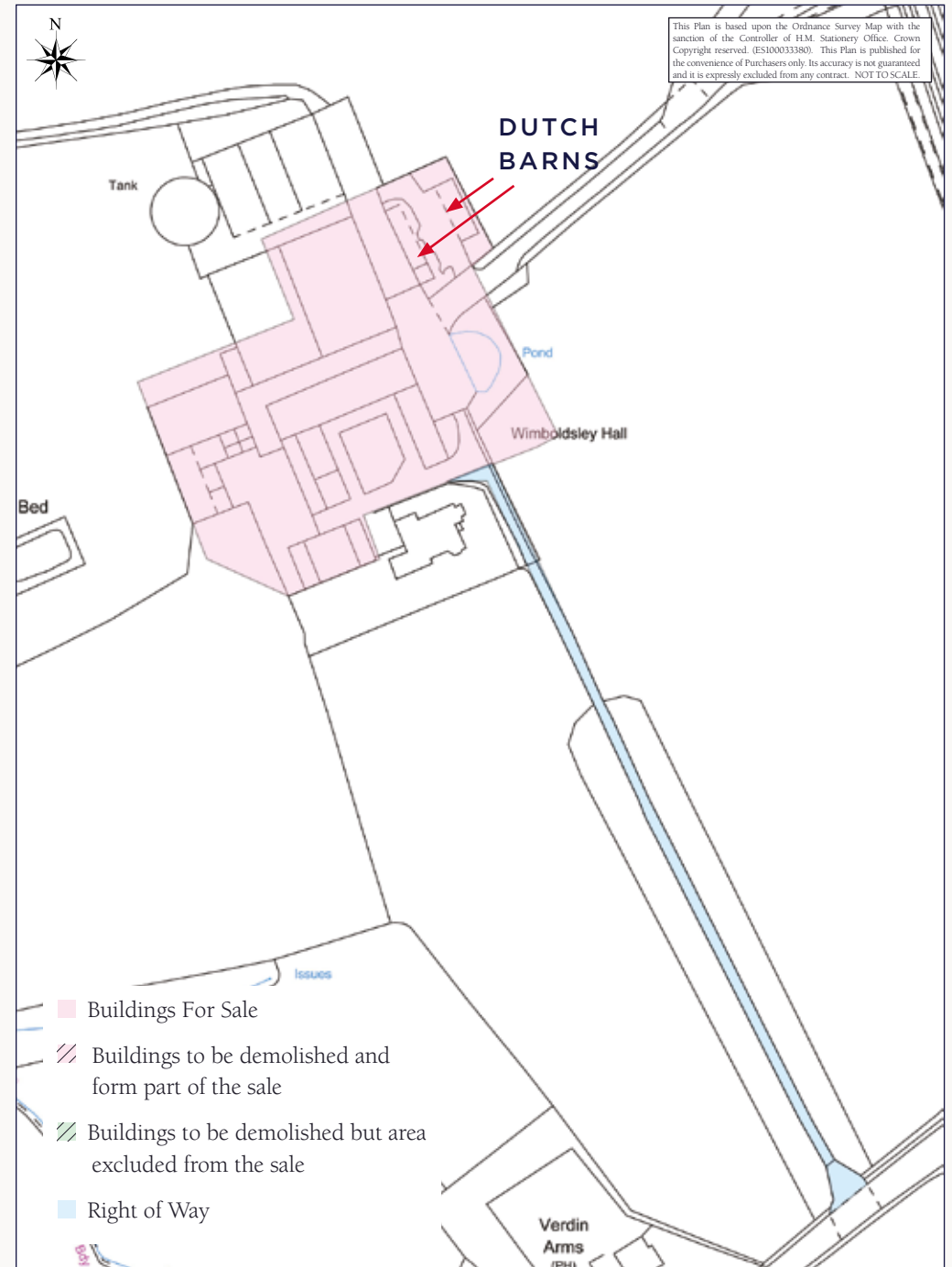
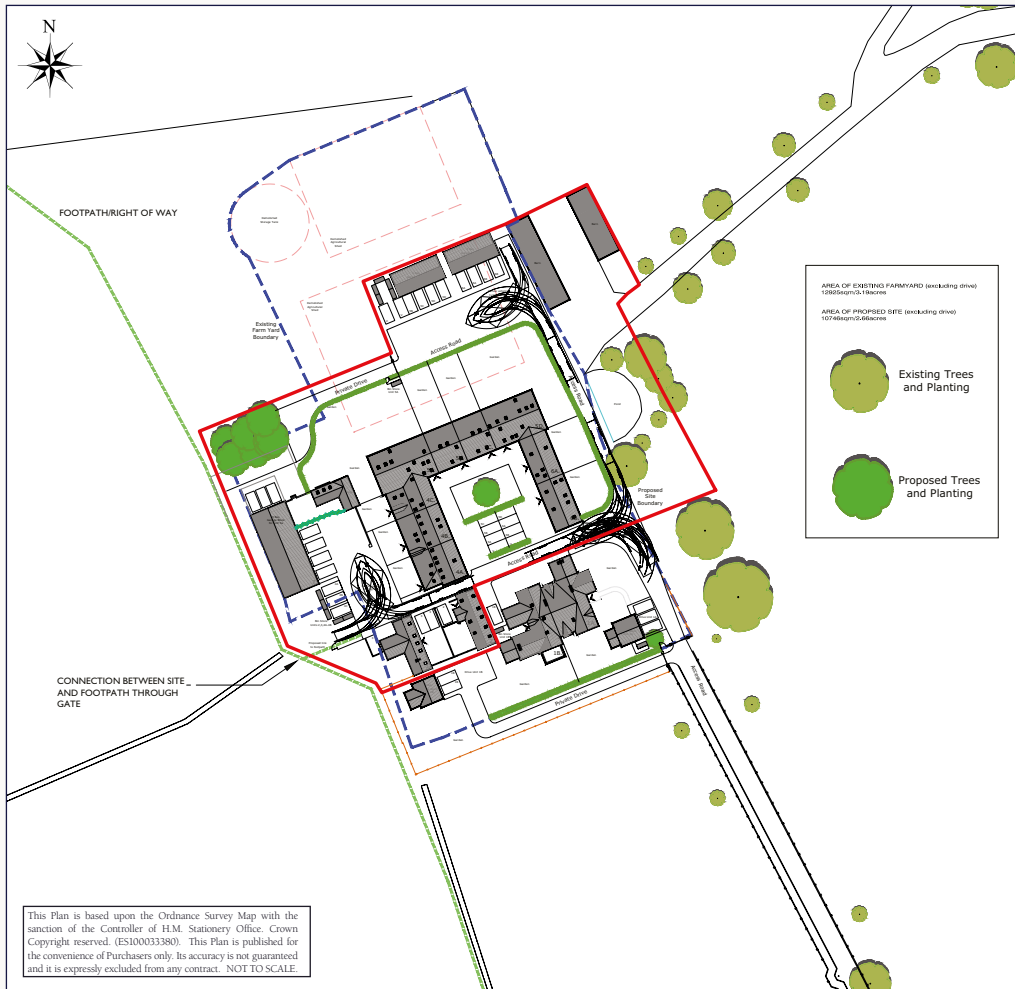
Second Floor



Ground Floor



First Floor



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.



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