

BARN 1 - LODGE FARM

LITTLE BARROW, NR CHESTER

JACKSON-STOPS

BARN 1 - LODGE FARM, STATION LANE, LITTLE BARROW, NR CHESTER, CHESHIRE, CH3 7JW

TOTAL PROPOSED APPROX. GROSS INTERNAL AREA: 6,000 SQ FT / 557.40 SQ M

A SUBSTANTIAL TRADITIONAL BARN ADJOINING OPEN COUNRTYSIDE WITH CONSENT TO CREATE A 5 BEDROM FAMILY HOME WITH LEISURE FACILITIES



PROPOSED ACCOMMODATION IN BRIEF (CIRCA 6,000 SQ FT)

GROUND FLOOR

- Staircase Hall
- Cloakroom & Separate W.C.
- Study/Snug;
- Lounge
- Open plan Kitchen with Living & Dining areas
- Utility Room
- Plant Room
- Prep Kitchen

FIRST FLOOR

- Master Bedroom with en-suite Bathroom and Dressing Room
- 3 further Bedrooms (all en-suite)

LEISURE FACILITIES

- Gym
- Indoor Swimming Pool
- Guest Wing/Annexe with Lounge, W.C., Guest Bedroom with en-suite Bathroom

OUTSIDE

- Detached Triple Garage
- Tennis Court
- Gardens
- Paddock Land
- In all about 1.73 acres (0.7 ha)







DISTANCES

CHESTER - 6 MILES
M53/M56 - 5 MILES
LIVERPOOL - 22 MILES
MANCHESTER - 36 MILES
LIVERPOOL AIRPORT – 18 MILES
MANCHESTER AIRPORT – 28 MILES
(DISTANCES APPROXIMATE)

The site occupies a delightful setting surrounded by open countryside being within the village conservation area on the edge of the rural hamlet of Little Barrow and close to Great Barrow. Great Barrow caters for daily needs with a shop, church, village hall, cafe and pub whilst the county town of Chester offers a more comprehensive range of services with many high street retailers, banks, restaurants, leisure facilities and supermarkets complemented by the Outlet Village at Cheshire Oaks. On the recreational front there is a village playing field and cricket club in Great Barrow, rugby & squash at Vicars Cross, football & hockey at Chester County Offices, rowing & sailing on the River Dee and horse racing on the Roodee in Chester. For the golfing enthusiasts there are several courses locally including Vicars Cross and Waverton.

On the educational front there is a state primary school in Great Barrow together with an excellent selection of private primary & secondary schools in and around Chester including The Firs, The Hammond, Abbeygate College at Saighton and The Kings & Queens Schools.

COMMUNICATIONS

The area enjoys excellent road links allowing for ease of travel to all areas of commerce throughout the North-West including the Chester Business Park, Deeside Industrial Park and Wrexham Industrial. Liverpool & Manchester. On the edge of Chester access is gained to the M53 & M56 motorways permitting daily travel to Liverpool & Manchester which are both served by international airports. For travel to London there is a sub 2 hour inter-city service from Chester to Euston.













DESCRIPTION

On 26 October 2023, Planning Application No's. 22/04318/FUL and 22/04311/FUL were approved permitting the conversion of Barn 1 and the adjoining Barn 2 into 2 detached dwellings. Barn 1 enjoys a rural aspect standing well back from the lane with independent drive providng great degrees of privacy. The approved plans provide for a very contemporary design with large windowsand open plan layout catering for modern day family living.

Barn 1, being the southerly barn, forms an 'L' shaped two storey range constructed of brick beneath a slate roof incorporating a single storey lean to against the return range. The accommodation within Barn 1 is both spacious and adaptable extending to circa 6,000 sq ft. It is accessed via a vaulted entrance hall off which is a cloakroom and separate w.c. To the side of the hall is a snug/study and beyond with access via independent double doors a well-proportioned lounge will sliding French windows. To the back of the house and enjoying a south west aspect is a 45ft open plan kitchen with living & dining areas and the drawings provide for sliding French windows opening into the garden.

Off the kitchen is a food preparation room together with separate utility room and plant room. Beyond the kitchen access is gained to a leisure suite with gym and indoor swimming pool, the latter having a full height vaulted ceiling to the roof. The plans provide for sliding French windows to the pool room which open to a sheltered south facing courtyard garden. At the far end of the leisure suite is a guest wing which could also serve as an independent annexe.

Within the main part of the house the first floor accommodation is accessed via a galleried landing and the master suite comprises a double bedroom with en-suite bathroom and dressing room. On the opposite side of the stairs are three further double bedrooms which are all en-suite.

OUTSIDE

Externally the plans and landscape drawings provide for parking to the front and side with turning area against a 3 car garage/car port with the potential to create a home office above. Against the rear elevation the plans show hard landscaping including a wide terrace which extends to a lawned garden with plantings of trees & shrubs and provision for an all weather tennis court. Beyond the immediate garden there is an area of ground which could form a more natural ammenity area with pond, wild flower meadow, orchard or pony paddock for those with equestrian interests. The whole extends to 1.73 acres (0.7 ha) or thereabouts.









PROPERTY INFORMATION

Address: Barn 1 at Lodge Farm, Station Lane, Little Barrow, Nr Chester, Cheshire, CH3 7JW

Tenure: Freehold with vacant possession.

Services: Mains water and electricity available albeit to be connected. Private drainage to be installed.

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

Future Development Value: The contract will contain an overage provision stating that in the event there is a planning permission granted in the next 5 years for residential living accommodation extending beyond the footprint of the existing building, the vendors will be entitled to a payment on a prorata basis representing £50 per sq ft for any additional floor area.

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

Council Tax: Council Tax To Be Assessed post completion.

Town & Country Planning: The planning consent lapses on 26 October 2026 and a fresh application has been submitted so if necessary the purchase can be conditional on the planning being renewed/approved.

Community Infrastructure Levy (CIL): It is anticipated that there will be an obligation on the purchaser to pay Community Infrastructure Levy (CIL) and Biodiversity Net Gain (BNG) contributions of circa £40,000. This is likely to be payable in 2 instalments with 50% due 180 days after commencement of development and the remaining 50%, 365 days after commencement of development.

Viewing: Strictly by appointment via the Chester Office at Jackson-Stops - Tel: 01244 328 361.

Health & Safety: Please note that the loft floors to the building are not safe and interest parties should refrain from accessing the first floor areas.

Third Party Rights: The property is sold subject to all existing wayleaves, easements and rights of way, public or private, where specifically mentioned or not.

BARN 1



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.

DIRECTIONS

From Chester travel on the A56 passing through Mickle Trafford and at Bridge Trafford turn right onto the B5132 signposted Barrow. Follow the lane for just under 1 mile and having crossed the sandstone bridge over Barrow Brook the entrance to the buildings and farmyard is on the right hand side. Alternatively travelling from Chester on the A51 at Stamford Bridge traffic lights take the B5132 signposted Barrow. Follow the lane for approximately 2 miles and just beyond the hamlet of Little Barrow the entrance to the buildings and farmyard is on right hand side.

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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