



BARROW LODGE FARM BUILDINGS
LITTLE BARROW

JACKSON-STOPS 

**BARROW LODGE FARMHOUSE BUILDINGS, STATION LANE,
LITTLE BARROW, NR CHESTER, CHESHIRE, CH3 7JW**

A UNIQUE OPPORTUNITY TO ACQUIRE A
PAIR OF TRADITIONAL OUTBUILDINGS WITH
PLANNING PERMISSION FOR CONVERSION
INTO 2 DETACHED DWELLINGS OCCUPYING
A SOUGHT-AFTER EDGE OF VILLAGE
LOCATION ADJOINING OPEN COUNTRYSIDE



**PROPOSED ACCOMMODATION
IN BRIEF**

UNIT 1 (CIRCA 6,000 SQ FT)

- Staircase Hall; Cloakroom; Separate W.C.; Study/Snug; Lounge; Open plan Kitchen with Living & Dining areas; Utility Room; Plant Room; Prep Kitchen;
- Master Bedroom with En-Suite Bathroom and Dressing Room; 3 further Bedrooms all En-Suite; Gym; Indoor Swimming Pool
- Guest Wing/Annexe with Cloakroom/W.C. Lounge; Guest Bedroom with En-Suite
- Detached Triple Garage; Tennis Court; Gardens; Paddock Land in all about 1.73 acres (0.7 ha)

UNIT 2 (CIRCA 3,000 SQ FT)

- Staircase Hall; Cloakroom; Separate W.C.; Living Room; Open Plan Kitchen with Dining Area; Study/Snug; Utility Room
- Master Bedroom with En-Suite Bathroom and Dressing Room; 3 further double Bedrooms (all En-Suite)
- Parking for several cars; Landscaped Gardens; Paddock Land in all about 1.00 acre (0.4 ha)

**FOR SALE AS A WHOLE OR
POSSIBLY IN TWO LOTS**

In all an overall gross internal area of 9,000 sq ft and a site area ending to approximately 2.73 acres (1.1 ha) comprising garden and paddock land



LOCATION

The buildings at Barrow Lodge Farm occupy 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 at 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 Saughton and The Kings and 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.

DISTANCES

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

DESCRIPTION

On 26 October 2023, Planning Application No's. 22/04318/FUL and 22/04311/FUL were approved permitting the conversion of both traditional brick ranges into 2 detached dwellings. The buildings which enjoy a rural aspect stand well back from the lane and the consents provide for them to be accessed via independent drives in order to provide a greater degree of privacy. The approved plans permit a very contemporary design whilst internally the layout caters for modern day family living with open plan kitchens incorporating a sitting/dining areas and at first floor level all bedrooms are en-suite.



BARN 1

This is the south barn which forms an 'L' shaped two storey range constructed of brick beneath a slate roof incorporating a single storey lean to against the west elevation. 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 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. The approved plans provide for a ground floor lounge and separate w.c. at ground floor level and on the first floor a double bedroom with en-suite bathroom.



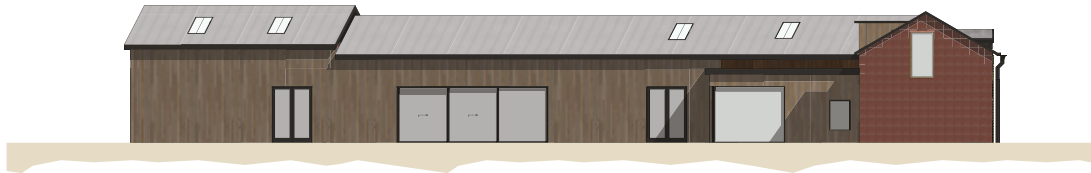
Within the main house the first floor accommodation is accessed via a galleried landing and the master suite comprises a double bedroom with bathroom and dressing room. On the opposite side of the stairs are three further double bedrooms which are all en-suite.

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

BARN 1



Elevation 1
1:100



Elevation 2
1:100



Elevation 3
1:100



Elevation 4
1:100

there is an area of ground which could form a more natural imminety 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.

BARN 2

This is the north barn adjoining the farmhouse comprising a two storey range constructed of brick beneath a slate roof. The approved plans provide for both gable ends to be demolished and replaced with a two storey wing at the back. This is intended to provide greater privacy and space between the neighbouring properties.

The accommodation within Barn 1 provides for comfortable family living extending to circa 3,000 sq ft. It is accessed from an entrance hall beneath the stairs off which is a store room and separate w.c. To the side of the hall and extending across the front and rear elevations is an open plan kitchen incorporating a dining area overlooking the garden with sliding French windows. Off the kitchen is a snug/study and separate utility room which has an external door to the front garden and parking area. From both the kitchen and the entrance hall access is gained to a 25ft lounge with triple aspect and sliding French windows opening to the garden. At first floor level there is a master suite above the lounge with bathroom and dressing room. The three remaining bedrooms are all double rooms served by en-suite bathrooms.

Externally the plans and landscape drawings provide for a parking area for several cars flanked by lawned gardens. Against the rear elevation is a deep terrace extending the full length of the property against which there is a landscaped garden with lawn and planting of trees and shrubs. As in the case of Barn 1 an imminety area or potential pony paddock is located beyond the immediate garden. The whole extends to 1.00 acres (0.4 ha) or thereabouts.

PROPERTY INFORMATION

Address: Barrow Lodge Farm Buildings, 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

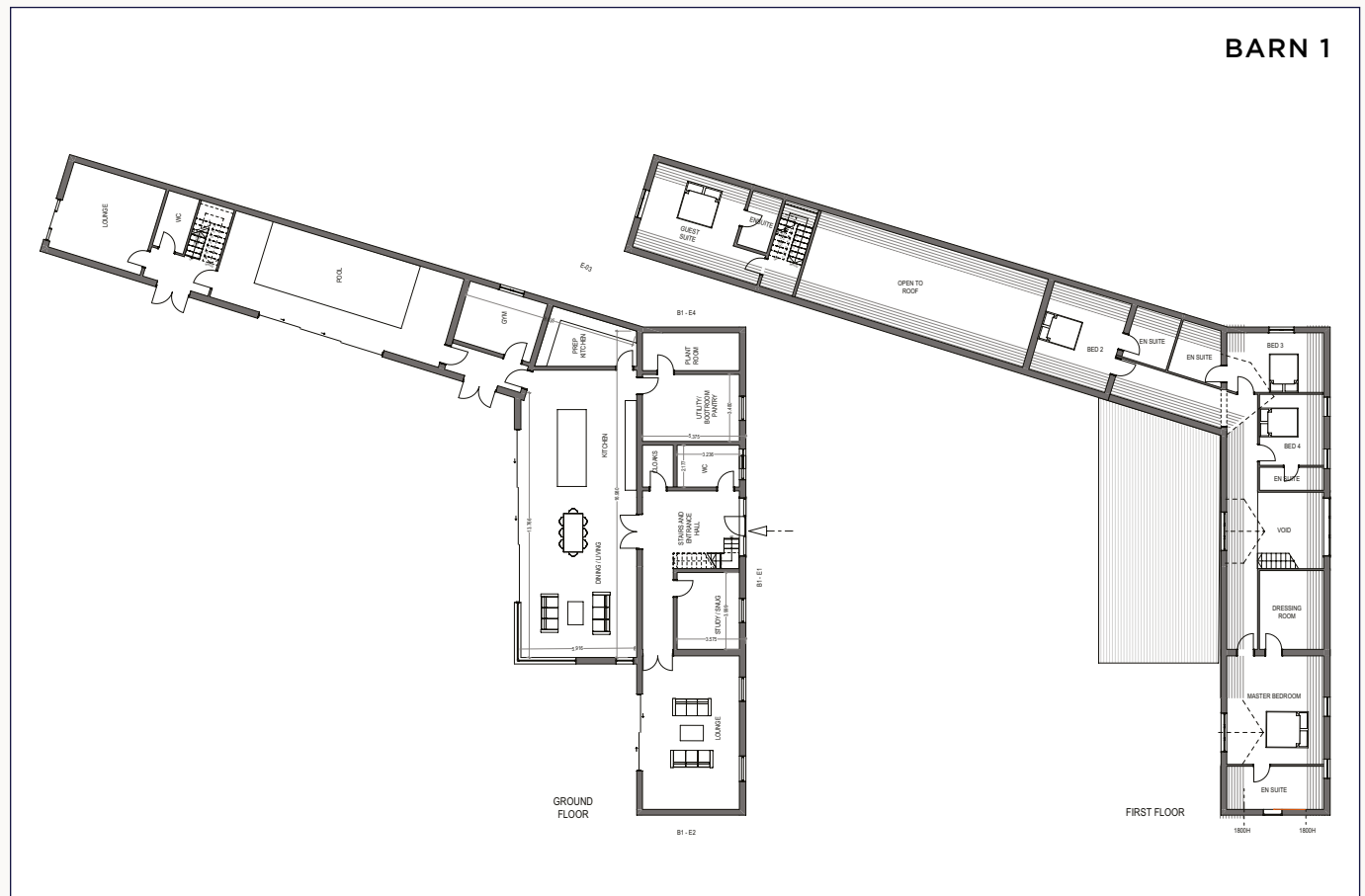
Future Development Value: The contract will contain an overage provision stating that in the event there is a planning permission granted in the next 5 years for residential living accommodation extending beyond the footprint of the existing buildings, the vendors will be entitled to a payment on a pro-rata 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.

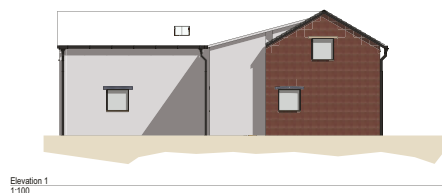
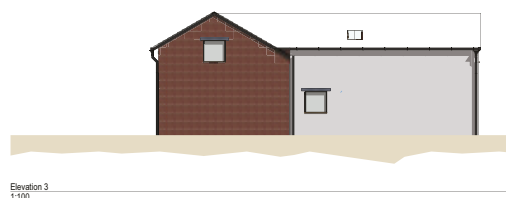
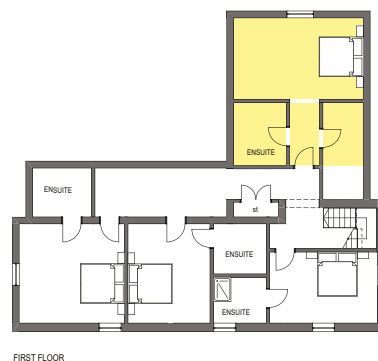
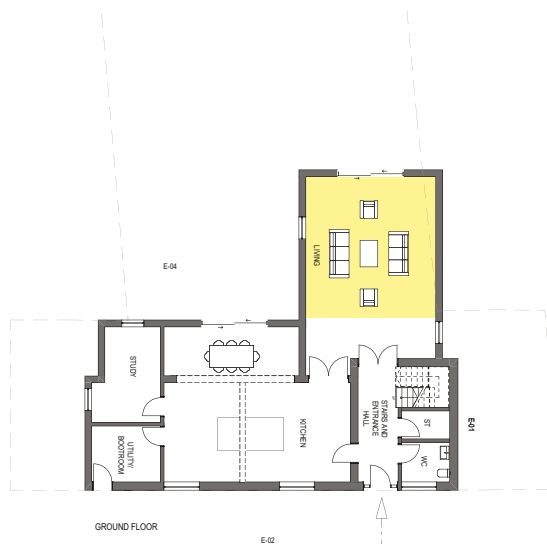
Council Tax: Council Tax for each unit to be assessed post completion.

Town & Country Planning: It should be noted that Cheshire West & Chester Council have assessed the Community Infrastructure Levy to be £57,128.93. This payment will be the responsibility of the purchaser being payable in 2 instalments with 50% due 180 days after commencement of development and the remaining 50%, 365 days after commencement of development.

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 2



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 traditional buildings are not safe and interested parties should refrain from accessing the first floor areas.

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 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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