



Superb parcel of approximately 60 acres with equestrian potential
Mere Farm, Mollington, Chester, CH1 6LS

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Chester: 3 miles
Liverpool: 16 miles
Manchester: 41 miles
Manchester Airport: 34 miles
Runcorn: 17 miles
Wrexham: 15 miles
(All mileages are approximate)

Description

Located on the fringe of the popular residential village of Mollington, approximately 1.5 miles to the north-west of Chester, Mere Farm is a superb parcel of land of approximately 60 acres of land in total, with a gated entrance and farm road to a complex of modern steel-framed barns with concrete yards and with superb potential as a top-class equestrian establishment, in a picturesque location just to the north of Chester.

Mere Farm is approached over a quiet gated roadway. The land totals approximately 60 acres and well placed close to the centre is a substantial range of modern steel-framed barns, ideal partly converted for equestrian use, the remainder ideal for housing fitted stables and/or housing young stock.

Situation

Mere Farm is less than 1.5 miles from the junction of the M56 for travel to the M6 and Manchester and no more than two miles from the M53 Wirral and Liverpool Road and even closer to the A5117 with its links to the A55 North Wales Expressway.

Equestrian potential

The equestrian potential for Mere Farm is without doubt considerable. As a Stud Farm, Polo Yard or training facility as a highly developed livery facility with cross-country courses, manège, etc, or as a private Event Yard, the potential of Mere Farm is immediately apparent.

Planning – residential accommodation

From enquiries made of the local Planning Authority, it is the vendor's understanding that ancillary residential accommodation to

maintain and run an equestrian facility will be approved, subject to the provision of a business plan or the running of an existing business.

The purchaser

A purchaser may wish to consider the additional option of purchasing Allendale, an attractive detached house located immediately to the right of the entrance, or alternatively, of renting it in the short-term from the vendors, subject to terms.

Additional facilities

Planning already exists for the construction of a very substantial indoor school, previously a cattle shed of some 16,500ft² (1,500m²), approximately 180ft x 90ft with additional suitable land alongside for a large exercise manège.

Buildings

The existing buildings surround a substantial concrete yard with brick walls for privacy and security. The main steel-framed building is approximately 77ft x 53ft and incorporates 12 large stables in an American barn configuration with ample room for further stables. Within the building is a kitchen and W.C. facility.

Across the yard is an excellent steel-framed building approximately 122ft x 41ft, the first two bays of which are fully clad and have a pair of roller-shutter doors and would make an excellent workshop/horse box storage. A further three bays lend themselves for additional conversion to 10 to 12 stables.

The third building comprises a steel-framed and sheeted barn approximately 60ft x 24ft, an ideal fodder storage building.

Services

It is understood that mains water, mains electricity are connected to the buildings and mains drainage is available. Prospective purchasers are required to make their own enquiries.

Land

The whole farm is laid down to grass. The first inspection will highlight the quality of the grazing. Much of the land is open at the present time and lends itself for division into permanent or temporary paddocks with a very good acreage for the provision of fodder. There are three small interesting parcels of woodland and a deep wooded dell 'Viaduct Wood'. The land close to the buildings could be readily mown and has potential as a Polo Ground. Much of the rest would be ideal for the creation of a cross-country competition or training course.

Adjacent to the Farm are two original ponds created as part of the historic Mollington Hall Estate, much of which was demolished some 50 years ago. The ponds are an additional attractive feature of the property.

Easements, wayleaves & rights of way

The property is sold subject to all existing easements, Wayleaves, public and private rights of way whether specified or not in these Sales Particulars.



Sale plan & particulars

The Sale Plan is based on the modern Ordnance Survey Sheet with the sanction of the Controller of the HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan. The Plan is strictly for identification purposes only and the areas have been estimated.

Directions

From Chester proceed out of the City in a northerly direction along the A5116 (Liverpool Road) through the traffic lights and at the mini roundabout near to "Total Fitness" take the right hand turning onto Brook Lane. Continue along Brook Lane and over the bridge taking the next left hand turning into Dicksons Drive. Proceed along Dicksons Drive for a further distance, after which the unadopted land which leads to the gateway to The Spinney will be observed on the right hand side between the playing fields and No. 50 Dicksons Drive.

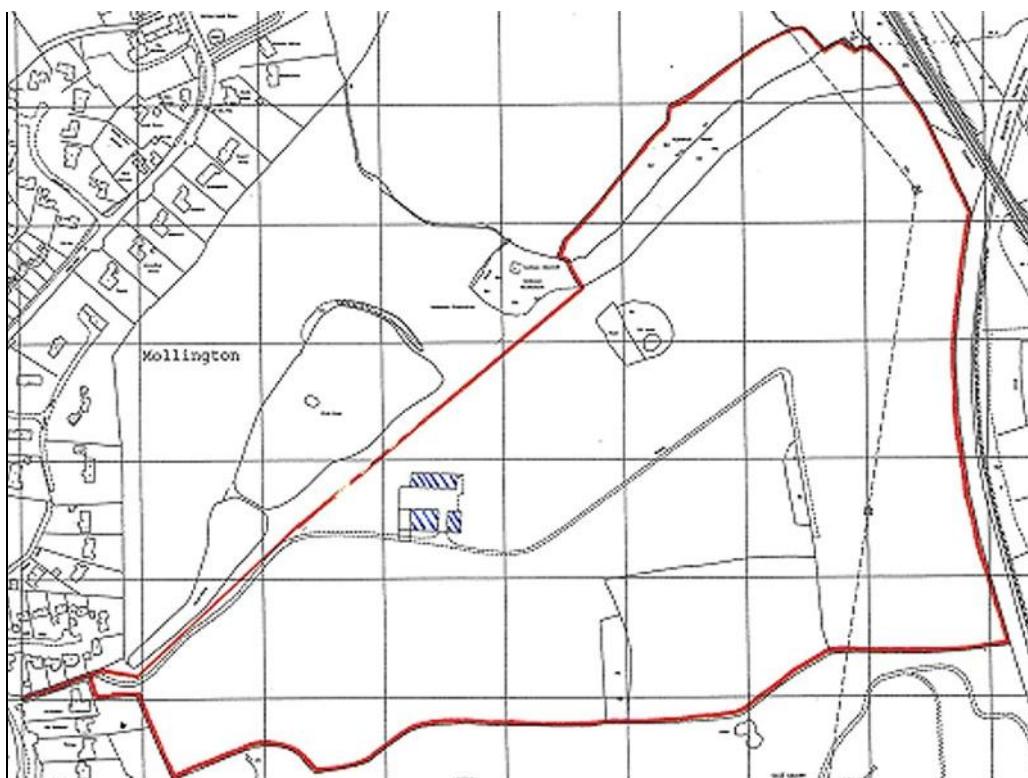


Savills Chester

22 Lower Bridge Street, Chester CH1 1RS
chester@savills.com Fax: 01244 32 31 31

01244 32 32 32





Not to Scale: This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Savills Chester
22 Lower Bridge Street
Chester
CH1 1RS
chester@savills.com
01244 32 32 32

savills

Denton Clark
4 Vicars Lane
Chester
CH1 1QU
enquiries@dentonclark.co.uk
01244 409 660

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Viewing
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