



Crumleigh Heath Farm  
Little Leigh | Cheshire





# Crumleigh Heath Farm

Cogshall Lane, Little Leigh  
Northwich, Cheshire, CW8 4RL

A superbly equipped equestrian estate, within the heart of Cheshire's countryside; available in Lots or as a whole.

- Well-appointed, traditional farmhouse - 4 beds, 4 baths / showers, 5 reception rooms
- Adjoining L-shaped traditional range of brick barns
- 3-bed flat; further 1-bed grooms day bedsit
- Top of the range equestrian facilities and an extensive array of outbuildings
- 46m x 23m indoor arena - Andrews Bowen wax surface
- Two large outdoor arenas with sand and fibre surfaces
- Multiple barns / yards currently housing 79 stables, alarmed tack rooms, feed & washrooms, vet and farrier areas, staff kitchen
- Vehicle / equipment shed, general stores, car port, WC
- Multiple gated entrances with spacious vehicle and car parking areas, CCTV
- Currently run as an international show jumping and livery yard
- In all about 72.17 acres, predominantly flat pastureland
- Available in Lots or as a whole.



**Lot 1:** Farmhouse, 3-bed flat, grooms' day accommodation, traditional range of brick buildings, all barns, yard and equestrian facilities & approx. 21.95 acres

**Lot 2:** 8.33 acres predominantly flat pastureland

**Lot 3:** 9.29 acres of grass paddocks

**Lot 4:** 13.25 acres of grass paddocks

**Lot 5:** 19.35 acres of grassland

*See page 12 for detailed plan of Lots.*

#### Approximate distances (miles):

M56 (J10) 3.5m | M6 (J19) 6m | Altrincham 12m

Manchester Airport 16m | Wilmslow 16m | Crewe

Railway Station 18m | Chester 20m | Manchester

20m | Liverpool 23.5m | Birmingham 60m

#### Situation

Crumleigh Heath Farm is set in a delightful rural setting yet is still accessible by a host of major routes. The farmhouse and outbuildings sit well within their own land, accessed off a country lane via an electric gated entrance. The farm is under a 10-minute drive from the M56 motorway, providing easy access to all parts of the North West and UK via the M6.

The larger conurbations of Chester, Manchester and Liverpool are all within a 25-mile commute, with both Manchester and Liverpool airports within a 30-minute drive. The village of Comberbach & Little Leigh are close by with a range of local amenities including post office, primary schools and public houses.

Equestrian enthusiasts within the area can enjoy hunting with the Cheshire Forest or Cheshire Hounds; polo at the Cheshire Polo Club nr Tarporley; eventing & show jumping at Kelsall Hill Equestrian Centre & Somerford Park Equestrian Centre and horseracing at Chester & Aintree.





## Description

Crumleigh Heath Farm offers a rare mix of superb residential accommodation together with first class equestrian facilities and outbuildings; all set within 72 acres.

The period farmhouse, dating back to 1853, is well presented and proportioned. It has a high specification of fittings, large amount of natural light and attractive period features, all providing excellent modern family accommodation with good scope for entertaining. Gardens and patio areas surround the house to three sides and the rear faces the equestrian yard.

There is an excellent range of traditional brick farm buildings, in a courtyard to the side of the farmhouse with a separate gated entrance. These currently house a 3-bed flat, grooms' day accommodation and range of stabling and stores. The buildings offer considerable scope for further development subject to relevant planning permissions.

The equestrian facilities and outbuildings provide well planned, top of the range facilities. The yard is currently run as a professional show jumping / livery yard, but it would easily lend itself to a range of equine uses. A particular feature is the 150ft by 75ft indoor arena, together with two additional outdoor arenas.



## Crumleigh Heath Farmhouse

Ground floor: the back door opens into a rear hallway with doors off to a boot / utility room, an office overlooking the stable yard; and a downstairs shower room with WC. Beyond is the games room with pool table, underfloor heating, feature vaulted ceiling, exposed beams, dual aspect windows and French doors to a garden patio area.

The spacious farmhouse kitchen has triple aspect windows, space for breakfast table, an LPG twin oven/hob Aga, bespoke built kitchen units and central island, granite work tops, integrated fridge/ freezer, electric oven and gas hob; to the far end of the kitchen, up a step is a useful kitchen pantry providing good storage and one of the two house boilers.

The original front entrance to the house is via an oak framed porch into a spacious front hall with dual aspect windows, stairs to first floor and doors off to:

Snug with remote controlled gas stove fireplace, exposed beams and external door to a garden patio area.

Living room, a formal room, with large dual aspect windows & an open fireplace, timber surround and slate hearth.

Dining room with an open fireplace, marble surround, slate hearth, window to the side gardens.

First floor: stairs with a half landing leading to a galleried landing area, with useful storage shelves and cupboards.

The master bedroom suite comprises a double bedroom with feature high ceiling, dual aspect windows, with views across the land and open countryside beyond, a walk-in wardrobe & en-suite bathroom.

There is a spacious guest bedroom with en-suite and a further two double bedrooms and a family bathroom.





Second floor: is currently an open plan storage space, with Velux roof lights, radiators & timber floorboards. This would easily convert to an additional bed & bathroom if so desired.

### Externally

Grooms' accommodation:

3-bed flat – at first floor level within the traditional brick range with 3 bedrooms, kitchen, living room, bathroom, and downstairs shower & WC, centrally heated via LPG boiler.

Grooms' day rooms – with bedroom, living room, kitchen, shower room, WC, centrally heated via LPG boiler.

Equestrian facilities / outbuildings (refer to site and land plans):

The equestrian facilities are of an exceptional standard, resulting from considerable strategic investment by the vendors to produce first class facilities and yard. The yard is currently set up to run as a professional show jumping and livery yard, but it is easily adaptable to range of other uses (subject to relevant planning permissions).

The property has three separate gated entrances into a spacious yard, providing excellent parking and circulation for several cars and horseboxes.



### Summary of equestrian facilities & outbuildings:

- Traditional range of range brick outbuildings with scope for further development (sub to PP), currently housing 3-bed flat, grooms day accommodation, 13 box yard, tack rooms, yard utility
- Car port, alarmed tool / workshops, stores, yard WC
- 46m x 23m indoor arena– ‘Andrews Bowen’ wax surface
- 56m x 27m outdoor arena - ‘Equestrian Surfaces’ silica sand surface
- 55m x 24m sand and fibre outdoor arena
- Main 26 box American Barn, inc. tack, feed, washroom, kitchen, farrier’s bays
- Open fronted barn for vehicle / implement storage
- 14 box detached agricultural barn
- 12 box DIY Livery barn, with internal store areas
- 5 external timber stables
- Timber frame barn with 9 loose boxes
- CCTV

### Land (see Land Plan on Page 12)

As a whole, the land holding equates to approx. 72 acres. The fields are currently down to grass but have previously been included within an arable rotation. They are predominantly flat, stock proof fenced with a mix of post and rail fencing and mature natural hedging. The paddocks have mains automatic water drinkers connected.

### Local Authority

Cheshire West and Chester  
Council Tax Band H  
EPC house rating - F  
EPC flat rating - E  
Tenure - Freehold

### Entitlements

None of the land is included within any environmental scheme but the land is registered for Basic Payment and these entitlements are available to the purchaser.







## Services

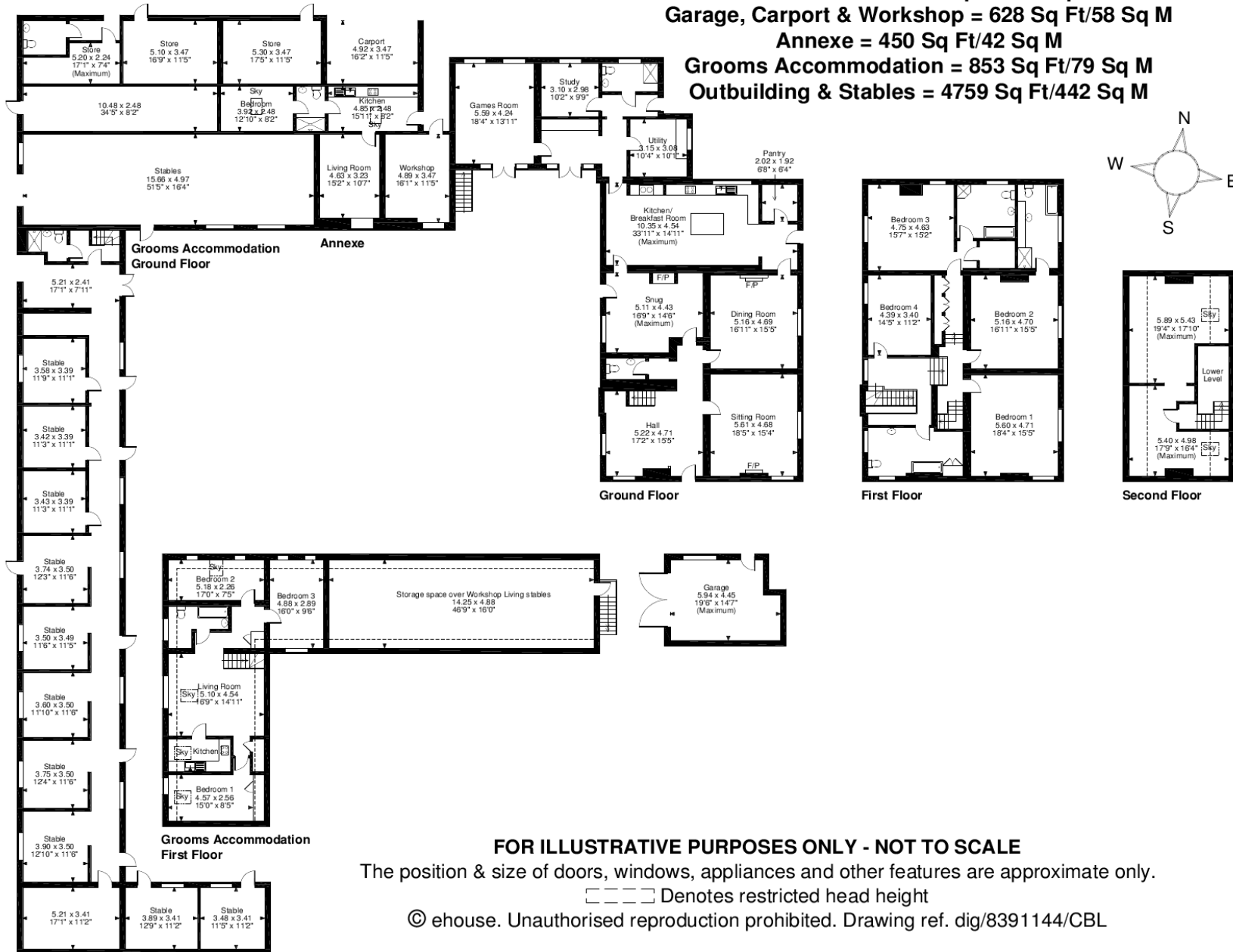
- Mains water, electricity & drainage.
- LPG central heating x 2 boilers to the house.
- Underfloor heating in Farmhouse Kitchen and Pool room.
- Double glazed windows throughout.
- The vendors report a superfast broadband connection.
- Individual LPG boiler to 3-bed flat and grooms day accommodation.
- CCTV camera system.

## Agents Note

1. Overage – The sale is subject to an Overage Clause whereby if planning consent is granted for any dwellings on the area hatched red on the land plan in the next 25 years, 30% of the enhancement in value (after reasonable costs) will be payable to the vendors and successors in title.
2. Footpaths – a footpath runs through a paddock within Lot 1. This is a few fields away from the house and yard.



**Crumleigh Heath Farm, Northwich**  
**Approximate Gross Internal Area**  
**Main House = 4644 Sq Ft/431 Sq M**  
**Garage, Carport & Workshop = 628 Sq Ft/58 Sq M**  
**Annexe = 450 Sq Ft/42 Sq M**  
**Grooms Accommodation = 853 Sq Ft/79 Sq M**  
**Outbuilding & Stables = 4759 Sq Ft/442 Sq M**





## Crumleigh Heath Farm

1. Farmhouse
2. Tool Shed; Car Port; Stores
3. Garden Store
4. Traditional Brick Barns; 13 Stables, Stables/Tackroom, FF: 3 Bed Flat
5. Main American Barn Stabling; 26 Boxes/Staff Kitchen; Tack & Feed Rooms/Farrier/Wash Bay
6. Indoor Arena, 46 x 23m
7. Outdoor Arena, 56 x 27m
8. Outdoor Arena, 55 x 24m
9. 14 Box Stable Barn with Wash Bay
10. 10 Box Stable Barn with Storage
11. Timber Frame Agricultural Building (9 Stables) & Store
12. Gardens
13. Muck Heap
14. Tractor Shed
15. 5 x Timber Stables

**Lot 1** - Incorporating the farmhouse, ancillary accommodation, yard, outbuildings and equestrian facilities. This land equates to 21.95 acres & is divided into numerous paddocks with Whitley Brook forming a natural boundary to the northern perimeter boundary.

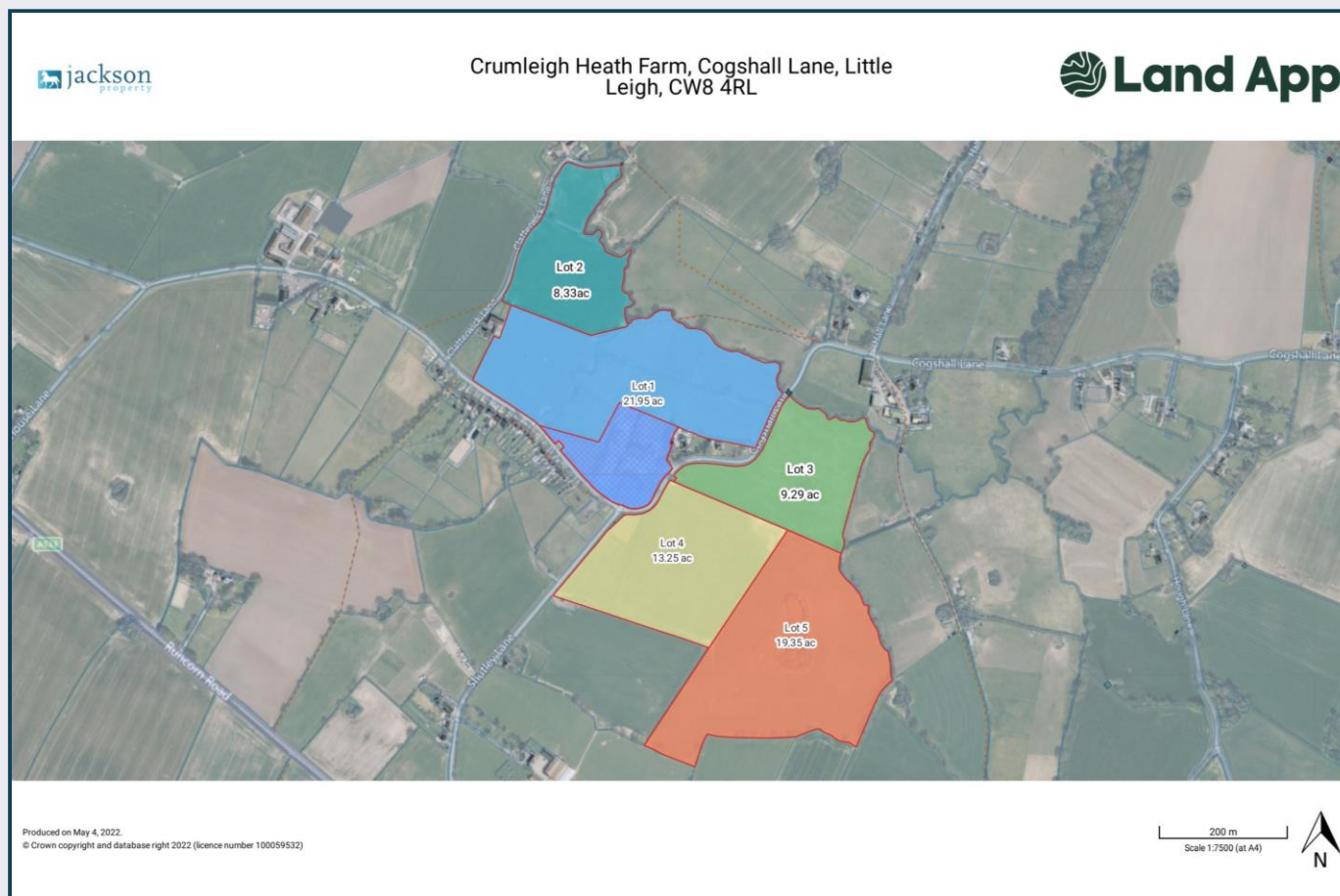
NB: An overage clause has been placed on part on this lot (hatched red on land plan); see agent's notes for details.

**Lot 2** - Is adjacent to Lot 1 and equates to circa 8.33 acres. The land is all down to grass but previous been included within an arable rotation. The land is mainly grade 3 but with grade 2 in places. This block is securely fenced with stockproof fencing and/or mature hedgerows to all boundaries.

**Lot 3** - This block of land equates to 9.29 acres of mature grassland. This land has access off Cogshall Lane, immediately opposite the entrance to Lot 1. All the boundaries are securely fenced with stock proof fencing and/or mature hedge.

**Lot 4** - Equates to 13.25 acres of mature grassland with road frontage.

**Lot 5** - Equates to 19.35 acres of mature grassland and ponds.



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