

# LEIGHTON FARM LIMITED

Comprising:-

**LEIGHTON GRANGE, MIDDLEWICH ROAD, LEIGHTON, CREWE CW1 4QQ**



Wright Marshall

**A HIGH QUALITY INTENSIVE DAIRY FARM FOR SALE AS A GOING CONCERN  
TOTAL AREA 308.918 ACRES (125.001 HECTARES)**

**FOR SALE BY INFORMAL TENDER**

# LEIGHTON FARM LTD MIDDLEWICH ROAD, LEIGHTON CREWE, CHESHIRE CW1 4QQ

*A High Quality Dairy Farm within a ring fence comprising multi purpose land equally capable for arable cultivation located in the heart of Cheshire, a highly sought after area.*

- \* Substantial Farmhouse with 3 reception rooms, farmhouse kitchen, utility, cold room, offices, store rooms and cloakroom, 8 bedrooms, games room, bathroom and shower room.
  - \* Extensive range of Dairy and Young Stock buildings
  - \* 30/30 Direct Line with feed parlour (Installed 2012)
- \* Cubicles and loose stock buildings, presently housing over 500 head of cattle and young stock.
  - \* 'L' shaped traditional two storey range
  - \* 5 Silage Clamps capable of holding approximately 7,500 tonnes
  - \* Single Farm Payment Entitlement and Entry Level Stewardship Agreement
- \* Multi Purpose Arable and Pasture land of high quality with Copse and Ponds
- \* A pair of semi detached cottages each offering 3 bedroom accommodation

## **FOR SALE AS A GOING CONCERN**

BY INFORMAL TENDER (Subject to Conditions and Prior Sale)

**On Thursday 22nd October 2015**

Solicitor : Mr H. Davies, Walker Smith Way, 26, Nicholas Street, Chester  
Accountants : Mr L. Beeston, Afford Bond, 31, Wellington Road, Nantwich, Cheshire CW5 7ED

## INTRODUCTION

The sale of Leighton Farm Limited is a rare opportunity for farmers wishing to acquire a high quality dairy unit in the heart of this most renowned dairy county.

The Limited Company is being offered for sale 'lock, stock and barrell' which comprises Leighton Grange Farm extending to 308.978 acres as described within these particulars of sale. The Limited Company also includes all the dairy stock, which at the time of preparing these details, included 373 cows and 198 young stock. (Full up to date details of the stock will be provided at the sale date).

Part of the farm is jointly owned by the Company and Messrs Goodwin who will join in the sale contract to sell their respective interests.

In addition there is an inventory of all the 'deadstock' items included in the sale from the implements and machinery through to the small tools, office equipment, drug store, fuels and feed, fertilisers, seed, spray and all growing or harvested crops to enable the business to continue as existing pre and post sale.

Afford Bond Chartered Accountants have prepared the company accounts and they will be made available to serious interested buyers and Walker Smith Way, Solicitors will prepare and provide the contract of sale.

*For interested parties the following are the main points of contact:-*

Wright Marshall –	Mr N.A. Eckersley	Farm Holding – 01829 731300 or 07802 362064
	Mr C.G. Norbury	Live and Dead Stock – 01829 262100 or 07831 485590
	Mr A.K. Wallace	Farm Holding - 01829 262100 or 07850 250641
Afford Bond –	Mr Lindsay Beeston	Chartered Accountants – 01270 623731
Walker Smith Way –	Mr H. Davies	Legal Pack – 01244 357400

Leighton Grange has been in the Goodwin family since 1917 and the sale provides the first opportunity to bring this exceptional dairy farm, which is renowned not only for its ability to grow grass, but also comprises high quality arable land.

The Goodwins have an exceptional farm set up which has been used as an educational training holding for students entering into the agricultural industry. The existing farming activity is of an intensive nature with the modern buildings as marked on the sale plan all being constructed for ease of use and access, not only from the parlour but also from the silage clamps and internal spine roads into the fields.

There are a number of cubicle buildings and loose stock housing, an excellent calf rearing unit and the 30/30 parlour installed in 2012 with collecting yard allows easy access and egress to the building.

The Goodwins presently have a 'standard' milk contract with Muller Wiseman who have been notified of their intention to sell the company. While we have no formal agreement or guarantee, the understanding is that if the business is ongoing, every effort will be made to introduce the new shareholders to Muller for the contract to continue.

## DESCRIPTION

The land is of special appeal all set within a ring fence and extending to 308.978 acres. Presently there is 58.617 acres in Maize, 58.324 in Wheat, 13.901 in temporary grass, 44.428 permanent grass, 4.997 ponds and copse and 11.711 house, buildings and tracks.

There is good access for the homestead with a long driveway off the Middlewich Road ensuring it being set well away from the highway surrounded by its own land.





## THE FARMHOUSE

*A substantial detached house of mellow brick construction with tiled roof, the detail of the accommodation comprising:-*

### ENTRANCE VESTIBULE

9' 1" x 6' 4" (2.77m x 1.93m) With part glazed double opening doors. White and black tiled floor. Pine door and part glazed door to reception hall.

### RECEPTION HALL

16' 2" x 8' 10" (4.93m x 2.69m) Black and white tiled floor. Feature pine turned staircase to first floor. Single panel radiator. Dado rail.

### SITTING ROOM

19' 6" x 15' 11" (5.94m x 4.85m) With UPVC double glazed box bay window to side. Further window to front. Picture rail. Double panel radiator. Feature oak fireplace with tiled inset and hearth housing cast iron stove. T.V. point.

### LIVING ROOM

17' 11" x 14' 10" (5.46m x 4.52m) Feature corner brick fireplace with raised heather brown tiled hearth. Double panel radiator. Double opening doors to conservatory.



## CONSERVATORY

13' 8" x 8' 10" (4.17m x 2.69m) With ceramic tiled floors. Dwarf walling. UPVC ultralight roof. UPVC glazed windows and double opening doors.

## FARMHOUSE KITCHEN

16' 7" x 16' 0" (5.05m x 4.88m) Comprehensively fitted with range of oak units comprising base units, cupboards and drawers. Matching eye level wall cupboards. Tiled splashback to worktop surrounds. Including the Franke single drainer one and half sink unit with mixer taps. The Tia solid fuel Range, Belling cooker with extractor hood over. Quarry tiled floor. Pine stripped ceiling with fluorescent strip lighting.

## UTILITY

11' 1" x 8' 0" (3.38m x 2.44m) Quarry tiled floor. Oak base units and eye level wall cupboards. Stainless steel single drainer sink unit. Space beneath worktop surface for plumbing for washing machine. Ceramic sink unit.

## INNER SECTION

8' 9" x 6' 11" (2.67m x 2.11m) Quarry tiled floor. Range of shelving. Strip lighting.



**SHOWER ROOM OFF**

8' 6" x 5' 10" (2.59m x 1.78m) Comprising low level W.C. Pedestal wash hand basin. Corner shower cubicle with Mira shower. Fully tiled walls and wall mirror. Quarry tiled floor. Single panel radiator.

*Located off the utility room is a door and steps down to:-*

**COLD ROOM**

11' 0" x 8' 1" (3.35m x 2.46m) With cold slab. Shelving and steps down to cellar.

**CELLAR**

22' 0" x 8' 6" (6.71m x 2.59m) Curved passageway leading to domed room.

**MESS ROOM AREA**

29' 9" x 15' 7" (9.07m x 4.75m).

**OFFICE**

14' 2" x 12' 7" (4.32m x 3.84m) With single panel radiator. Fluorescent strip lighting. Windows to rear.

**INNER HALLWAY**

With staircase to first floor.

**CLOAKROOM OFF**

6' 7" x 6' 9" (2.01m x 2.06m) Low level W.C. Pedestal wash hand basin.

**FIRST FLOOR**

Of the principal house.

**CENTRAL LANDING**

15' 6" x 8' 11" (4.72m x 2.72m) With glazed pitched roof lighting. Dado rail.

**BEDROOM 1**

8' 11" x 11' 11" (2.72m x 3.63m) Over the hall. Single panel radiator. UPVC window overlooking courtyard.

**BEDROOM 2**

16' 0" x 14' 5" (4.88m x 4.39m) Over sitting room. UPVC window overlooking the side. Double panel radiator. Fitted furniture comprising four double wardrobes. Central dressing table area with knee hole, mirror and cupboard over. Access to roof space.

**BEDROOM 3**

17' 11" x 10' 5" (5.46m x 3.18m) Rear over living room. Single panel radiator. UPVC window overlooking gardens and fields beyond.

**BEDROOM 4**

13' 10" x 10' 10" (4.22m x 3.3m) Over living room. Single panel radiator. UPVC windows.

**BATHROOM**

15' 6" x 6' 0" (4.72m x 1.83m) Over kitchen. White suite comprising panelled bath with mixer taps and shower attachment. Low level W.C. Pedestal wash hand basin. Single panel radiator. Tiled walls. with strip light and mirror. Feature angled smoke glazed window. Laminate wood floor covering.

**BEDROOM 5**

12' 11" x 10' 11" (3.94m x 3.33m) Single panel radiator. UPVC windows to rear.

**BEDROOM 6**

16' 0" x 11' 0" (4.88m x 3.35m) Over kitchen. Single panel radiator. Windows overlooking courtyard.

**GAMES ROOM**

20' 0" x 15' 11" (6.1m x 4.85m) Windows overlooking courtyard and to the rear. Single panel radiator. Access to roof space.

**FIRST FLOOR**

*(Via inner hallway staircase)*

**BEDROOM**

20' 8" x 27' 1" (6.3m x 8.25m) Presently used as store room. Originally a former cheese room. Windows to two elevations.

**BEDROOM 2**

10' 0" x 16' 0" (3.05m x 4.88m) UPVC double glazed windows to two elevations.

**BOILER ROOM/STORE ROOM**

20' 2" x 14' 8" (6.15m x 4.47m) Mistral oil fired central heating boiler.

**FURTHER TANK ROOM OFF**

6' 11" x 9' 0" (2.11m x 2.74m) Housing the oil storage tank. Shelving and door to outside.

*Attached to the house is:-*

**STORE ROOM**

17'7" x 11'3".

**FUSE BOX/METER ROOM**

19'11" x 8'2".

**FURTHER STORE OFF**

10'1" x 7'8".

## **FARM BUILDINGS**

(Refer to Plan of Buildings Attached)

<b>NUMBER</b>	<b>NAME</b>	<b>DESCRIPTION</b>
1	<b>CALF REARING UNIT</b>	55'6" x 18'7". Timber clad with pitched roof with concrete floor. Central draining section. Internally lined. With 28 calving pens. Meal store. Power and water connected. Immersion heater.
2	<b>STEEL PORTAL FRAME BUILDING</b>	<p>79'0" x 51'6"</p> <p>With brick cladding. Comprising inner lobby with access to:-</p> <p><b>OUTSIDE W.C.</b> With low level W.C. Wash hand basin. Storage area.</p> <p><b>PLANT ROOM AND PARLOUR</b> 25'6" x 9'7".</p> <p><b>TANK ROOM</b> 16'0" x 13'1". 10,000 litre milk tank. Stainless steel unit and cylinder. Three Fullwood milk pumps all running in sequence, direct line. Tank process with heat recovery unit linked to the compressors.</p> <p><b>PARLOUR</b> 53'3" x 32'11". 30/30 direct line with feed. Installed in 2012.</p> <p><b>COVERED COLLECTING YARD AREA</b> 53'2" x 13'0". With double opening gates on either side enabling the ability for moving cattle in both directions to the different cubicle sheds and outside there are separate penned passageways enabling the cattle to enter and exit in separate ways and footbath. The water is collected from the plate cooler which is used again for washing down and has two collection tanks.</p> <p>Situated to the side and within the same building as the parlour is the:-</p> <p><b>AI UNIT</b> 36'5" x 16'3". With collecting area and with 9 stalls with teat dips which are connected to the vacuum pumps from the parlour.</p>
3	<b>CUBICLE BUILDING AND LOOSE HOUSING</b>	<p>85'8" x 112'0"</p> <p>Browns of Wem building, two sections. Both sides houses 56 stalls and loose housing. Central feed passage. Scraper facility to open ground slats which takes the slurry to reception section.</p> <p>To the rear of these within the concrete yard there are two collecting water tanks collecting all the roof water one 56 cubic meters and one 37 cubic meters.</p>

4	<b>DETACHED CUBICLE BUILDING</b>	200'0" x 108'0". Of galvanised steel stanchion construction with weather boarding and Big 6 sheeting. Providing housing for 300 cows. Scraping facilities to slats to underground free flow to the lagoon. Cantilevered roof to feed passage along either side.  <b>LAGOONS</b> There are three lagoons, one of which takes the dirty water from the yard.
5	<b>LOOSE HOUSE BUILDING</b>	122'0" X 34'0". Steel stanchion, concrete block and Yorkshire boarding with roof and Perspex lights.
6	<b>CUBICLE BUILDING</b>	122'0" x 32'10". With cubicles for 55.
7		Gascoigne 4 ring slurry store and receptor pit with pump.
8 AND 13	<b>SILAGE CLAMPS</b>	Two earth clamps. One of the earth clamps takes 2,300 tonnes and 1800 tonnes for clamp 2.  Two steel stanchion and concrete partition clamps each taking 1,000 tonnes each.  Detached clamp holding approximately 1400 tonnes.  <b>SILAGE CLAMP</b> 142'0" x 36'0". Concrete panel construction.
9	<b>IMPLEMENT STORE SHED</b>	54'0" x 30'0". Built in 2013. Steel stanchion treated, corrugated open fronted with earthen base for implements and storage. Roller vented shutter door. 40 tonne grain bunker to the side.
10	<b>LOOSE STOCK BUILDING</b>	84'0" x 20'7". Housing loose stock weaning pens. Comprising 6 pens with internal block partitions with separate front gates.
11	<b>YOUNG STOCK REARING LOOSE STOCK BUILDING</b>	75'0" x 29'7". Steel stanchion and asbestos. Internally wrought iron penning with water troughs and front overhang.
12	<b>BROWNS OF WEM HAY BARN</b>	60'10" x 45'10". Earthen floor. Ideal hay barn and implement storage unit.
13	<b>See Building 8</b>	
14	<b>FURTHER LOOSE HOUSE CUBICLE</b>	121'0" x 36'0". Eight sectional with internally divided pens. Ideal loose stock, implement or meal store. To the rear of the implement building is:-
15	<b>ENCLOSED CARAVAN COMPOUND</b>	Caravan Park with planning and one of the few caravan storage units on the Council website set within a secure compound for up to 48 vans (annual charge of £225 per van).



16	<p><b>'L' SHAPED TRADITIONAL FARM BUILDINGS</b></p>	<p>109'0" x 20'4" and 146'0" x 34'7". Around the courtyard. Which is of brick construction matching the house with tiled roof and comprises:-</p> <p><b>LOG STORE</b> (Single Storey). 18'9" x 10'1".</p> <p><b>STORAGE COMPOUND</b> (Single Storey) 19'2" x 18'1". With double opening doors out to the rear. Concrete floor. High pitched roof. Door to courtyard.</p> <p><b>THREE OPEN FRONTED GARAGES</b> 25'4" x 18'9" each. One with higher level concrete stand. Used for storage.</p> <p><b>FORMER BLACKSMITHS WORKSHOP</b> 13'5" x 10'0". Original cast iron fire.</p> <p><b>FURTHER WORKSHOP ADJOINING</b> 18'0" x 12'0".</p> <p><b>PRINCIPAL WORKSHOP</b> 25'1" x 18'2". With double opening doors. Power and light connected. Work benches. Loft over.</p> <p><b>CORNER SECTION OF THE BUILDING</b> 25'5" x 12'11". With sliding doors to the rear elevation. Door to the courtyard. Formerly with stalls now with staircase to loft over.</p> <p><b>LOFT OVER LEFT HAND SECTION</b> 70'8" x 24'3". With newly boarded floors. With further rooms off 13'9" x 18'8". Presently used as dry storage areas for equipment.</p> <p><b>RETURN SECTION</b> 45'0" x 31'3". Comprising original shippons. Now open plan but installed with calf rearing pens.</p> <p><b>COACH HOUSE STORE</b> 25'9" x 13'10". Feature exposed truss to the outer wall and double opening doors to front and rear elevations. Original brick floor.</p> <p><b>FURTHER FORMER SHIPPONS</b> 56'6" x 31'3". Open plan and presently used for calf rearing and with four calving boxes with external access.</p>
----	---	---









## LEIGHTON GRANGE HERD

The herd of Holstein dairy cattle is in particularly good order and this applies to all age groups. Right from the start of their lives the cattle are managed exceptionally well and therefore their growth rates and condition ensure that all heifers are ready for calving at 24 months or younger. The conformation of the herd as a whole is most impressive with good udders and sound legs and feet being the order of the day together with robustness and dairy strength which is a priority.

The herd is predominantly pure Holstein but some Montbeliarde and Brown Swiss semen was used several years ago and there is still evidence of that in a few of the cattle in the present herd. For the last nine years only Red and White Holstein semen has been used resulting in some 25% of the milking herd being 'Red' and this figure increases to 50% as the herd gets younger with some 50% of the calves now being 'Red'. The current breeding policy is to breed all cows to a Red Holstein for the first two services and a British blue for all subsequent services thereafter. It is estimated that at least 50% of the herd is in calf to British Blue.

Management of the herd is excellent. The cows are fed a TMR diet based on grass and maize, a protein blend and Brewers grains.

In the parlour the cows are fed 6 kg concentrate from 0 to 120 days of their lactation reducing by 0.5 kg every 30 days and by 300 days no concentrate is fed at all. All cows are treated the same. The most recent rolling herd average from NMR indicates a rolling herd average of 9700 kg with bulk samples for butterfat and protein at 3.83% and 3.24% respectively. Cell counts are rolling at 115 and Bactoscan at 24. These figures are as at 16th July. All cows are kept inside and in summer the only cows that go out to graze are those that are in the first month of their dry cow period.

The young stock stay inside from birth until they have been PD'd Incalf. From 0 to 3 months they are fed milk powder, ad lib concentrate medicated with deccox and straw, thereafter 2 kg concentrate with grass silage and straw until pregnant. All heifers are reared in cubicles from 11/12 months.

The herd is vaccinated for BVD, IBR and Leptospirosis and wormed with Eprinex in the autumn. All young stock are vaccinated for BVD and Leptospirosis at 9 months. There has never been a case of Johne's Disease and therefore the herd has not been screened as there has never been a problem. There has never been any evidence of Neospora either. The herd resides in a 6 month testing parish for TB but there has never been a reactor in the herd.

### GENERAL REMARKS

Wright Marshall have been favoured with instructions to offer Leighton Grange Limited for sale as a going concern. Reference to the location plan will indicate its precise position.

### SERVICES

We understand that mains water, electricity, private drainage system and oil fired central heating are connected to all properties.

We understand the farm buildings have three phase electricity and water connected.

# ROSE COTTAGE, MIDDLEWICH ROAD, LEIGHTON, CREWE

*A pair of semi detached cottages of brick and tiled construction.*

## HALL

With front entrance door. UPVC double glazed entrance door and matching side screen. Staircase to first floor. Double panel radiator.

## SITTING ROOM

15'0" X 13'1". With UPVC bow window overlooking the front. Double panel radiator. Feature brick fireplace with heather brown tiled hearth with mantel and display stands to either side housing cast iron wood burning stove. Beamed ceiling.

## LIVING ROOM

15'0" x 8'5". Double panel radiator. Beamed ceiling. Fluorescent strip light. UPVC double glazed double opening doors leading to rear conservatory.

## KITCHEN

8'10" x 8'4". With painted units comprising base units with cupboards and drawers. Matching eye level wall cupboards. Splashback to worktop surrounds incorporating stainless steel single drainer sink unit. Space and plumbing for washing machine. Space for fridge with extractor hood over. Quarry tiled floor.

## SHOWER ROOM

9'0" x 5'6". With white suite comprising low level W.C. Pedestal wash hand basin. Large walk in shower unit with power shower and screen. Double panel radiator. Slate tiled floor.

## CONSERVATORY

11'5" x 6'1". With dwarf walling. Double glazed windows. Roof light. Quarry tiled floor. Double opening doors to outside.

## WALK IN LARDER

7'11" x 5'6". With high level wall cupboards. Access to understairs storage cupboard.

## FIRST FLOOR

### CENTRAL LANDING

### CLOAKROOM

With low level W.C. Pedestal wash hand basin. Tiled walls. Single panel radiator. Extractor fan.

## BEDROOM 1

15'1" x 13'1". Double panel radiator. UPVC windows overlooking front.

## BEDROOM 2

15'0" x 8'4". Single panel radiator. Views to the rear over the farm.

## BEDROOM 3

8'5" x 9'0". Double panel radiator. Windows to side.

## OUTBUILDINGS

### BRICK AND TILED RANGE COMPRISING:-

#### WORKSHOP AND GARAGING

18'8" x 9'0". With side door and also housing the oil storage tank.

#### INNER STORE ROOM OFF

9'0" x 8'0"

#### GARAGE SECTION

16'2" x 19'5". Of block construction with corrugated roof. Double opening doors. Power and light connected.

#### LOFT OVER THE WORKSHOP PART

#### FURTHER SEMI DETACHED BRICK AND CORRUGATED WOOD STORE

#### GARDENS

The formal gardens to Rose Cottage are situated to the front and side with lawns enclosed with mature hawthorn and privet hedging where there is also the oil fired central heating boiler. The rear gardens have vehicular concrete driveway with further lawns.

# THE LODGE, MIDDLEWICH ROAD, LEIGHTON, CREWE

## STUDY

9'1" x 4'1". UPVC double glazed entrance door. Matching side screen. Shelving. Presently used as study area.

## SITTING ROOM

15'0" x 13'0". With cast iron multi fuel stove with slate tiled hearth. Beamed ceiling. Double panel radiator. Bow window to front.

## INNER LOBBY

With staircase to first floor with single panel radiator. Beams.

## KITCHEN/LIVING ROOM

24'9" x 8'5". Kitchen area complete with range of modern base units with cupboards and drawers. Matching eye level wall cupboards. Tiled splashback to worktop surrounds. Stainless steel single drainer sink unit with mixer taps. Space for base fridge.

The living area has panelling to dado height with double panel radiator. Beamed ceiling.

## WALK IN PANTRY OFF

9'1" x 3'5". With shelving.

## REAR LOBBY

5'8" x 4'8". Ceramic tiled floor. Housing the Worcester oil fired central heating boiler.

## BATHROOM OFF

6'4" x 5'5". With panelled bath with mixer taps and shower attachment. Wash hand basin. Low level W.C. Tiled floor and walls. Heated towel rail.

## REAR PORCH

6'0" x 3'5". Door to outside.

## FIRST FLOOR

### CENTRAL LANDING

*Access to:-*

### CLOAKROOM

With low level W.C. Vanity unit with wash hand basin.

### BEDROOM 1

15'2" x 12'11". Single panel radiator. Windows overlooking the front.

### BEDROOM 2

14'11" x 8'5". Single panel radiator. Built in wardrobe.

### BEDROOM 3

8'5" x 8'11". UPVC windows overlooking the side. Single panel radiator.

## GARDENS

Approached over double opening five bar gates off the farm road. Brick paved driveway and parking area. Timber and felt shed. Shared semi detached brick and corrugated fuel store.

The principal gardens are lawned, enclosed by hawthorn hedging with small vegetable garden to the front.

## SERVICES TO THE COTTAGES

Mains water, electricity. Oil fired central heating. Shared private drainage system.

**NOTE :** The Lodge is presently let under an Assured Shorthold Tenancy but vacant possession will be available upon the serving of the standard notice period.

## **VIEWING**

Wednesday and Friday 2.00 p.m. – 4.00 p.m. or by appointment with the Agents' Tarporley office on 01829 731300.

## **TENURE**

We understand the tenure to be freehold.

## **BOUNDARY RESPONSIBILITIES AND EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY**

The farm is sold subject to all electricity easements, public footpaths and existing rights of way and other easements whether referred to or otherwise.

The sale plan indicates by inward 'T' marks those boundaries which we understand are the responsibility of the farm holding.

## **RESERVATION OF FUTURE DEVELOPMENT RIGHTS**

In regard to the land (excluding the farm buildings) in the event that planning permission is obtained for development that enhances the value over and above the existing use value then the vendors retain 35% of any increased value for a period of 35 years from the date of completion and will be set out more particularly in the sale contract to which all purchasers are referred.

## **TOWN AND COUNTRY PLANNING ACT**

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

## **LIVE AND DEAD FARMING STOCK**

A full inventory will be undertaken at the date of the sale and a list of the main items will be available in the tender pack.

## **SPORTING RIGHTS**

Mainly in hand with fishing from one pool let to a syndicate with Leighton Hospital on an annual licence.

## **SINGLE FARM PAYMENT**

The farm has allocated , according to the 2014 Entitlement Statement:-

120.16 hectares Non SDA Entitlements with a 2014 value of £23,479.92 (£195.41 per hectare)

## **ENTRY LEVEL STEWARDSHIP SCHEME**

An agreement is in place running from 1st December 2013 to 29th February 2016 with an annual income of £3,633.00. Full documentation and details are available from the selling agents.

## **LOCAL AUTHORITIES**

Cheshire East (Tel: 0300 123 5014)

United Utilities (Tel: 0845 746 2200)

Scottish Power (Tel: 0845 270 0700)

## **SALES PARTICULARS**

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

## **HEALTH AND SAFETY**

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when inspected the farm for your own personal safety.

## **AGENTS NOTE**

The sale includes the farm as shown on plan all within a ring fence. Purchasers attention is drawn to the possibility of being able to enter into a Farm Business Tenancy on a nearby holding extending to approximately 99.68 acres. Further details are available on request.

Going Concern:- All tenant right items within Leighton Grange are included within the sale. An inventory of all deadstock items are available for inspection by interested parties which includes all existing equipment to enable the farming enterprise to continue without interruption.

All livestock are available for inspection and an update of stock included can be undertaken at the time of the sale (all enquiries via Clive Norbury).

## **TENDER DATE AND PACK**

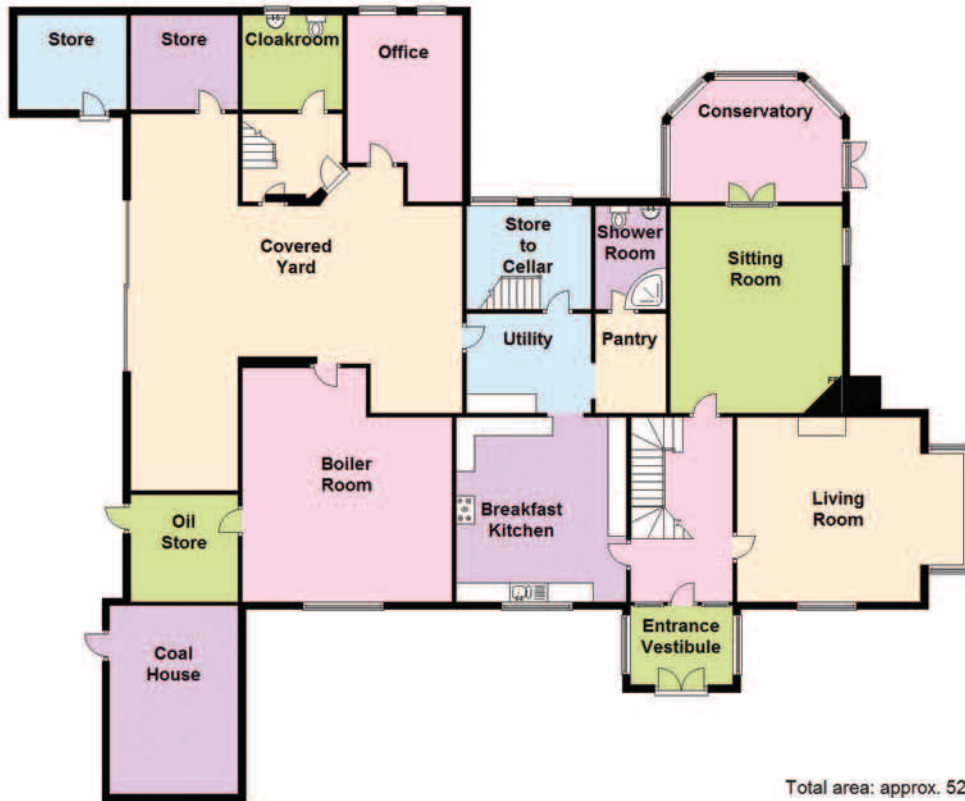
Leighton Grange Farm Limited will be sold by Informal Tender which will be submitted by 12 noon on Thursday 22nd October 2015 on the form of tender attached to these particulars of sale to Mr N.A. Eckersley FRICS, Wright Marshall, 63 High Street, Tarporley, Cheshire CW6 0DR. A full pack may be obtained from the solicitors.



# LEIGHTON GRANGE FARM FLOOR PLAN AND EPC

## Ground Floor

Approx. 297.6 sq. metres (3202.8 sq. feet)

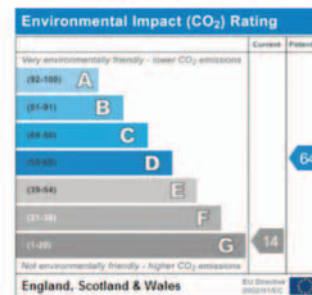
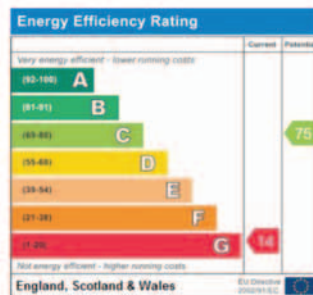


## First Floor

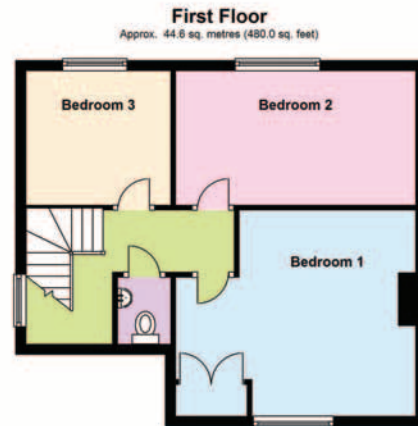
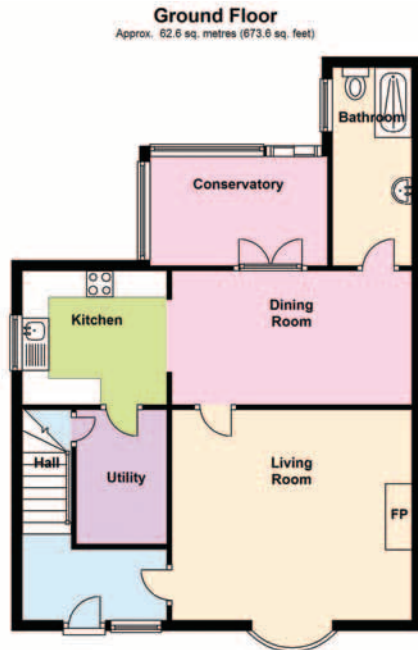
Approx. 224.7 sq. metres (2418.3 sq. feet)



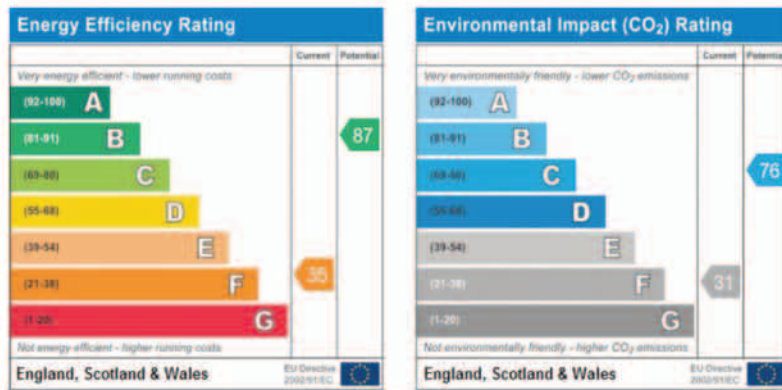
Total area: approx. 522.2 sq. metres (5621.1 sq. feet)



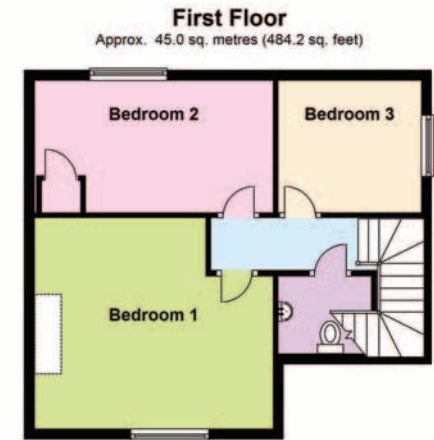
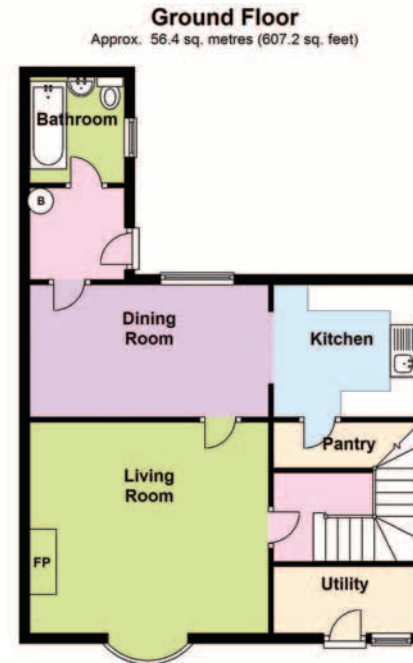
## ROSE COTTAGE FLOOR PLAN AND EPC



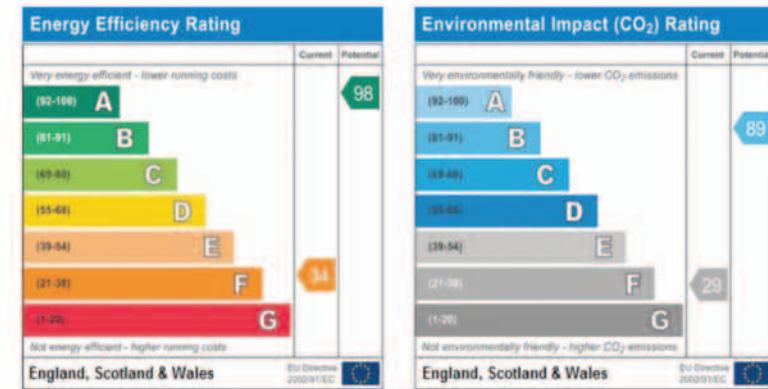
Total area: approx. 107.2 sq. metres (1153.6 sq. feet)



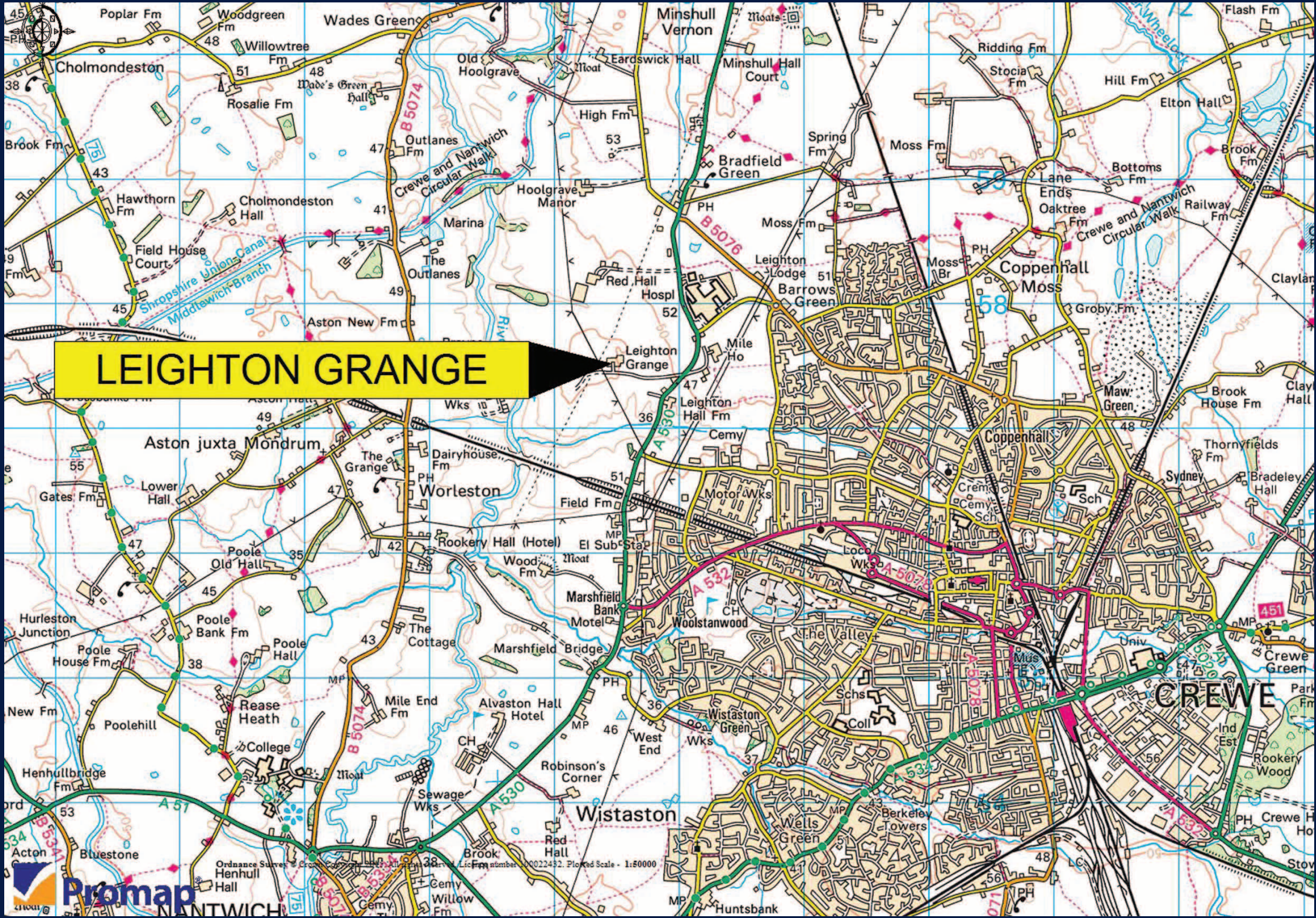
## THE LODGE FLOOR PLAN AND EPC



Total area: approx. 101.4 sq. metres (1091.4 sq. feet)







**LEIGHTON GRANGE**

**CREWE**