

Land and buildings off Delamere Road
Ashton Hayes

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rural surveyors & property agents

Land and Buildings off Delamere Road
Ashton Hayes, CH3 8AH

Committed to promoting rural prosperity





The site extends to approximately 10.25 Acres (4.14 Ha) in all and comprises undulating grassland together with a pond and a four-bay agricultural building.

The land is currently grass, with a small area of scrub and woodland behind the buildings. A small pond is located centrally within the parcel. The field is well fenced, with boundaries comprising a mixture of post and rail fencing and mature hedgerows with the railway embankment forming the northern boundary.

The timber framed agricultural shed (14.4m x 7.2m) sits to the rear of the site and comprises two open-fronted bays, a workshop and storage area, and an enclosed bay with a mezzanine floor providing additional storage space. This building offers excellent potential for improvement and future use, whether for agricultural or equestrian purposes. In addition there are a range of smaller timber sheds.

The land sits on the outskirts of the village of Mouldsworth and within close proximity of Delamere Forest. The forest offers a variety of paths for horse riders, including the Delamere Loop, which is a 35km route following bridleways and minor roads.

Plans, Areas and Schedules

These are based on the Ordnance Survey and the Rural Land Register. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Tenure

We are advised that the land is freehold and will be available with vacant possession.

Method of Sale

For Sale by Private Treaty.

Services

Mains electric is connected, with water currently coming from a natural supply. Mains water is believed to be available in the vicinity, connection to this would be at the cost of the buyer.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 30 years then the sellers or their heirs will be entitled to 30% of the increase in value.

Rights of Way & Easements

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk. Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.

Photographs

Please note photographs were taken in January 2026.

Location

What3words: ///supply.cork.montage

Postcode: CH3 8AH

150822 12.10.26

"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.