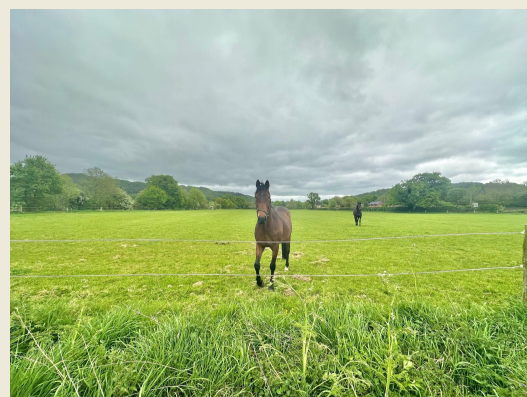




'FULLERSMOOR FARM' | CHESTER ROAD | BROXTON | CHESHIRE | CH3 9JH | GUIDE PRICE £650,000 - £750,000 PLUS





Positioned within the green belt rural locality of Broxton, this substantial four bedroom detached brick-built farmhouse dating to the 1850's presents a highly individual & unique opportunity for those seeking a blend of rural tranquility and vast potential for development.

The extensive plot (extending to approx 3.5 acres) includes a large rear field, courtyard & driveway, range of brick built single storey & two storey barns and large four bay steel portal frame former cattle house plus additional similarly constructed four bay building and lean to (with hard standing already in place).

The likelihood of planning is favourable subject to necessary planning permissions & consents (please see the architects drawings for reference which illustrate the potential).

Opportunities of this nature are becoming few & far between affording scope for owner occupiers or indeed developers to maximise the potential in front of them.

With lawned gardens, mature trees, shrubs & plants & large hard landscaped area to the rear there is much external space to satisfy buyers combined with the magnificent views which are unrivalled.

In summary, this farmhouse on Nantwich Road is a rare find, combining spacious living with the promise of future possibilities in a picturesque setting.

FOR SALE BY INFORMAL TENDER ON: FRIDAY 5TH SEPTEMBER 2025 AT 12 NOON.  
**(Subject to conditions & prior sale).**

GUIDE PRICE £650,000 - £750,000 PLUS.

**NO CHAIN**

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







VIEW TO REAR

#### DIRECTIONS

Proceed from Nantwich following the A534 through Burland, Faddiley, Ridley & at the crossroads turn right onto the A49. Turn left again continuing along the A534 through Bulkeley. Pass Harthill Lane on the right & the farmhouse will be observed a short distance further on also on the right hand side.

#### LOCATION - BROXTON

The rural village is 11 miles south of Chester, and 10 miles east of Wrexham in Wales. The civil parish also contains the small settlements of Barnhill, Bolesworth, Brown Knowl, Fuller's Moor and Meadow Bank.

Close by is Carden Park Hotel & Spa, the Sandstone Trail and the historic City of Chester and market town of Nantwich are within easy reach.

#### INFORMAL TENDER PROCEDURE

FOR SALE BY INFORMAL TENDER ON: FRIDAY 5TH SEPTEMBER 2025 AT 12 NOON. (Subject to conditions & prior sale).  
GUIDE PRICE £650,000 - £750,000 PLUS.

Tender forms are to be completed fully (available upon request via the selling agents - Nantwich office).

Tenders are to be submitted in writing by 12 noon on Friday 5th September 2025 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB.

Please contact Louise on: [louisechapman@wrightmarshall.co.uk](mailto:louisechapman@wrightmarshall.co.uk) / 01270 625410 if required.

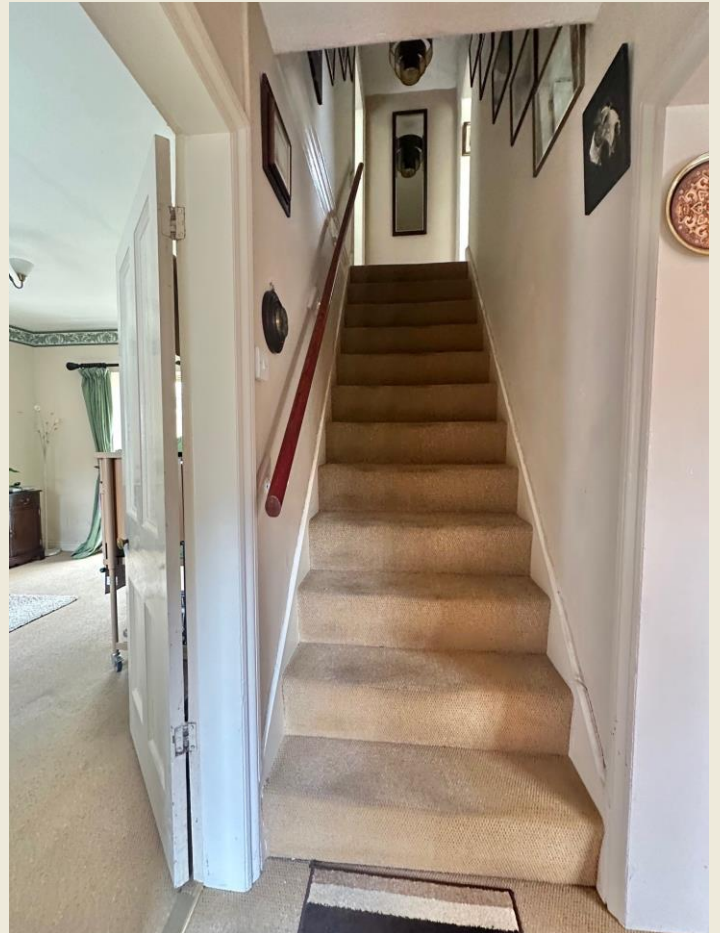






THE ACCOMMODATION:-  
With approximate dimensions, comprises;

ENTRANCE HALL







LIVING DINING ROOM 28'9 x 14'0

KITCHEN BREAKFAST ROOM 14'1 x 14'1







CELLAR 15'4 x 13'9

SNUG 13'6 x 11'10



SITTING ROOM 14'0 x 11'11

CONSERVATORY 12'9 x 9'2







FIRST FLOOR LANDING

BATHROOM 10'1 x 8'4







BEDROOM ONE 14'9 x 12'5

BEDROOM TWO 14'4 x 14'0

BEDROOM THREE 14'5 x 10'3

INNER LANDING 14'1 x 3'8

BEDROOM FOUR 14'0 x 12'8







VIEW TO SIDE (IMAGE ABOVE)

#### EXTERIOR

The property stands on a generous plot with gardens, driveway, courtyard, two brick built barns & large former cattle houses together with a field to the rear.

Approached over an extensive courtyard driveway the courtyard itself is flanked by two detached brick built barns. One is single storey whilst the adjacent barn features two stories. Both barns have immense development potential to convert to residential dwellings if required. The potential is enormous however any buyer wishing to purchase Fullersmoor Farm to enjoy living in the wonderful imposing farmhouse and use the range of outbuildings for equine or commercial use etc is more than able to facilitate varied uses.

The site extends to approx. 3.5 acres in all. Approx. 1.5 acres farmhouse, yard & outbuildings and approx. 2 acres of field to the rear.

#### AGENTS NOTE:-

The present vendors have consulted with an architect to seek an opinion on the development potential. Please find images of suggested possible plans within the full brochure which will help show the scale of the site. The majority of the farmyard is hard standing & would be considered as PDL (previously developed land) according to independent advice.

Please note no planning permission has been applied for on any part of the site.

EPC RATING: F

COUNCIL TAX BAND: G

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired central heating. Private drainage (septic tank).

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s 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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



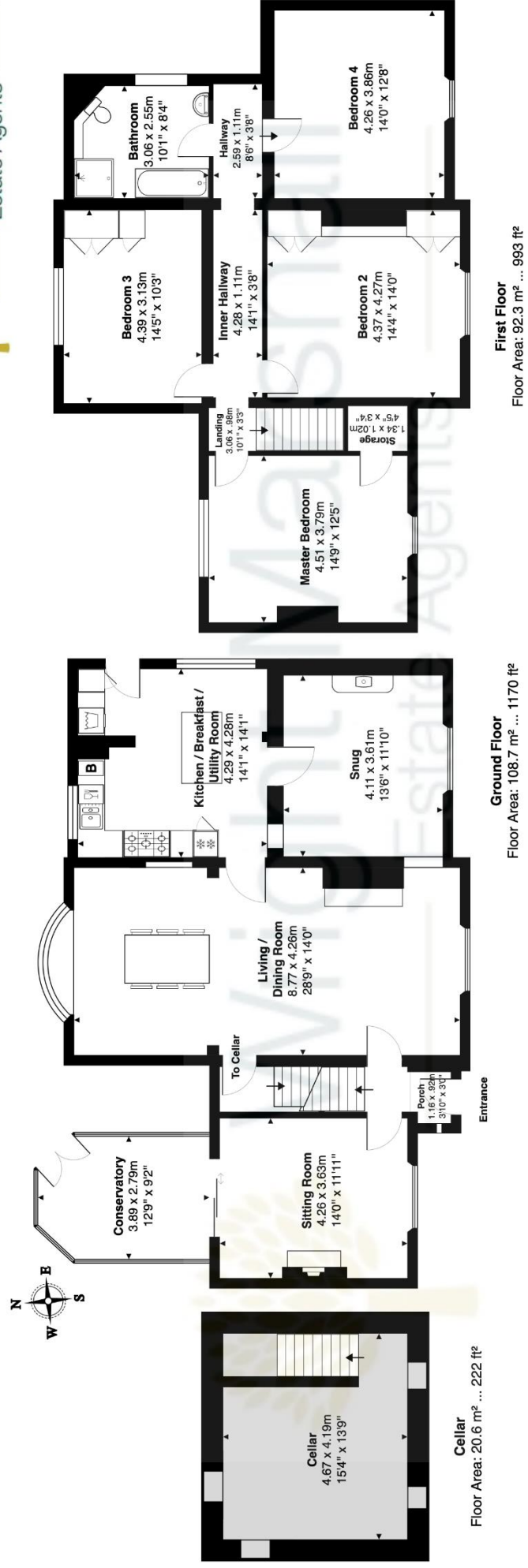












**FULLERSMOOR FARM, NANTWICH ROAD, BROXTON, CHESTER, CH3 9JH**

Approximate Gross Internal Area: 221.6 m<sup>2</sup> ... 2385 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sanceuse from Green House EPC Ltd 2025. Copyright.





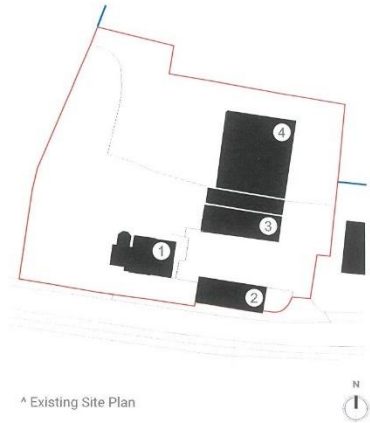
**FULLERSMOOR FARM, NANTWICH ROAD, BROXTON, CHESTER, CH3 9JH**

Approximate Gross Internal Area: 805.2 m<sup>2</sup> ... 8667 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancesse from Green House EPC Ltd 2025. Copyright.



## Proposal: Plan Layout



Existing Site Plan

### KEY

- ① Residential Home: Kept unaltered
- ② Barn 1 - Brick: Dormers added to create home
- ③ Barn 2 - Brick: Split in two homes
- ④ Barns 3&4 - Corrugated Metal: Removed to allow for 7 new homes

Existing Home  
Adapted Barns  
New Dwellings

### FINAL PROPOSAL

4 Adapted Homes  
7 New Homes

**TOTAL: 11 Homes**

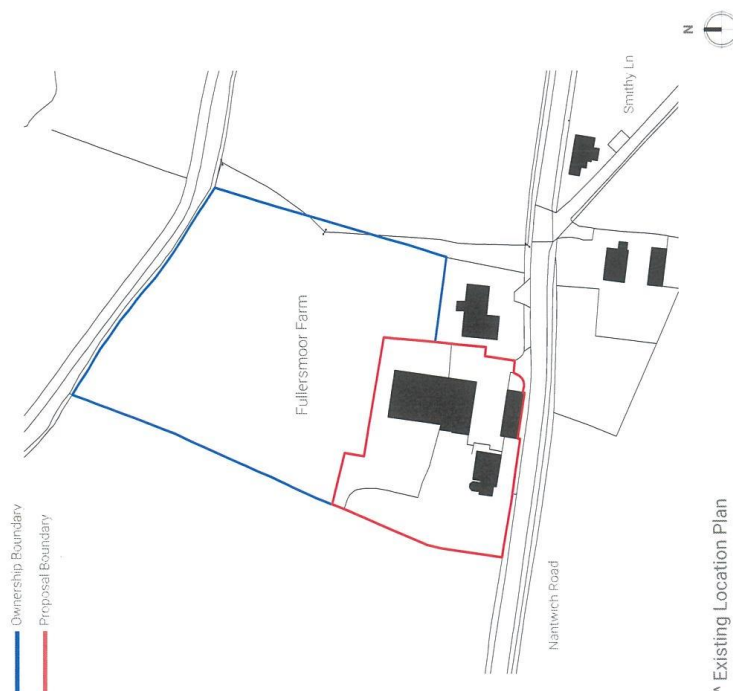
## Proposal: Aerial View



Existing Home  
Adapted Barns  
New Dwellings



## Existing Site: Aerial Views & Map



### Existing Location Plan

The site currently consists of paved areas surrounding four agricultural barns and a residential home. At present, the agricultural buildings are not in use. Beyond the proposed development area, the remainder of the property consists of grassland.

The proposal seeks to retain as much of the existing structures as possible, specifically the residential home, the red brick barn, and the barn located on the southern side of the farm.

#### KEY

- 1. Residential Home
- 2. Barn 1 - Brick
- 3. Barn 2 - Brick
- 4. Barns 3 & 4 - Corrugated Metal



^ Aerial Site Photographs