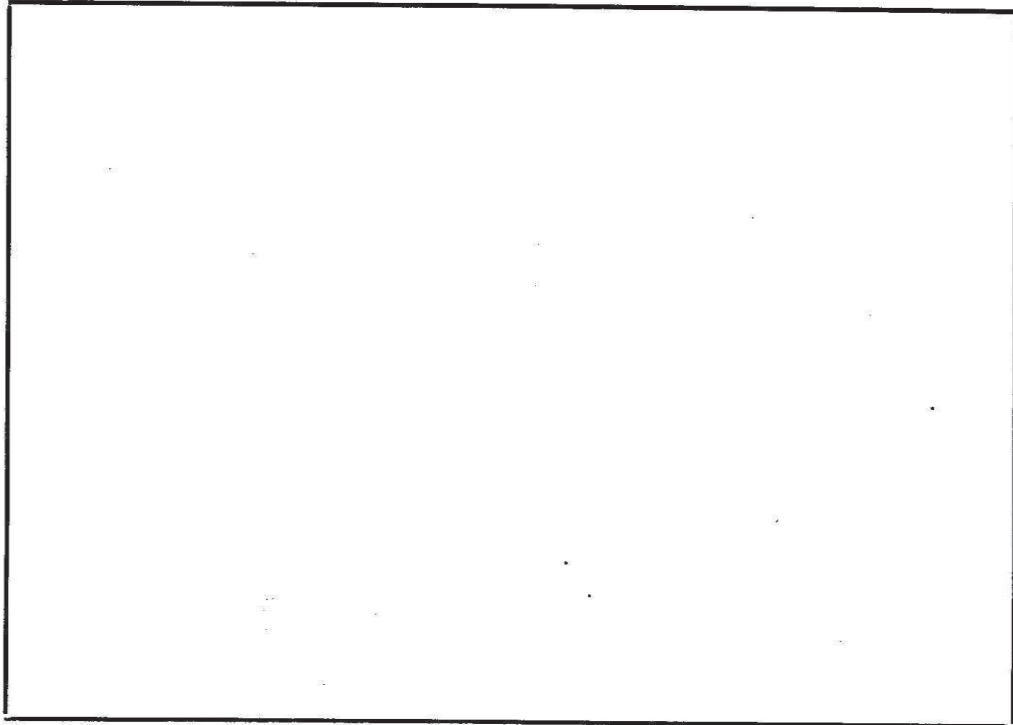




**CHESHIRE**



**SIBBERSFIELD HALL ESTATE**  
**CHURTON, Near CHESTER**

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FOR SALE BY AUCTION

MARCH 1975

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Auctioneers:

**JACKSON-STOPS & STAFF**

Solicitors:

**MORECROFTS & OWEN DAWSON**

By Order of the Executors of G. C. Bushby deceased.

## **CHESHIRE**

Farndon 2 miles

Chester 7 miles

Wrexham 7 miles

Liverpool 25 miles

### **A FINE RESIDENTIAL AND AGRICULTURAL PROPERTY**

known as

# **Sibbersfield Hall Estate**

## **CHURTON, Near CHESTER**

Comprising

**THE HALL AND COTTAGES IN PARKLAND SETTING  
AND WITH MAGNIFICENT GARDENS — 10.36 ACRES**

**THE FARM WITH FARMHOUSE, FARMBUILDINGS  
AND EXCELLENT PASTURE LAND — 29.86 ACRES**

**THE PRODUCTIVE ACCOMMODATION LAND — 24.50 ACRES**

**IN ALL 64.72 ACRES**

or thereabouts

**FOR SALE BY AUCTION AS A WHOLE OR IN 3 LOTS**  
unless previously sold privately

**AT THE BLOSSOMS HOTEL, CHESTER**

**ON THURSDAY, 20th MARCH, 1975, at 3 p.m.**

by

## **JACKSON-STOPS & STAFF**

**25/29 NICHOLAS STREET, CHESTER**

Telephone 28361/4

*Also London and Provinces*

Solicitors:

**MORECROFTS & OWEN DAWSON**

**5 CASTLE STREET, LIVERPOOL**

Telephone 051-236-9318

## GENERAL REMARKS, NOTES AND STIPULATIONS

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**Situation.** The property is situated in a most attractive part of South Cheshire in delightful countryside and there are fine views from the house over its parkland to the Peckforton and Bickerton Hills beyond. To reach the property take the B5130 Farndon road out of Chester and after passing through Churton Village turn left in about half a mile into Sibbersfield Lane. The entrance to the property is then within about a quarter of a mile on the left-hand side. "Sibbersfield" has the advantage of being situated within easy commuting distance of many commercial and industrial centres including Chester, Wrexham, Merseyside, Deeside, Northwich and South Lancashire. There is an inter-city rail service from Crewe (20 miles), a link with the M6 Motorway within 25 miles and International air services from either Manchester Ringway or Liverpool Speke Airports.

**Viewing.** Either by arrangement made through the Auctioneers, Jackson-Stops & Staff. Telephone Chester 28361, or as follows:—

Lot 1 by appointment with Mr. and Mrs. Youde.  
Telephone Farndon 224.

Lot 2 by appointment with Mr. and Mrs. Wickstead.  
Telephone Farndon 593.

Lot 3 at any time on production of these particulars if challenged.

**Tenure.** The property is freehold and vacant possession will be given on completion.

**Outgoings.** The Rateable Value of the whole property including the Lodge which is excluded from the sale is £1,159 and the rates payable in 1974/75 are £450.14. It will therefore be necessary for the Rateable Value to be formally apportioned between the various properties.

**Ingoing.** The purchaser of Lot 2 will be required to take over the Corn Mill and storage bins installed in the barn for the sum of £350. The property is otherwise offered entirely free of ingoing.

**Fixtures and Fittings.** All items usually regarded as Landlord's fixtures and fittings are included in the sale. All items usually regarded as Tenant's fixtures and fittings are excluded unless specifically referred to in these particulars.

### Services.

**ELECTRICITY.** Mains electricity is laid on to Lots 1 and 2. Each Lot is offered subject to and with the benefit of any existing electricity wayleaves. In so far as the supply to each Lot may not at present be separately metered it is to be the responsibility of the purchaser of each Lot to make arrangements with the Electricity Board for his supply to be so metered.

**DRAINAGE.** Lots 1 and 2 are both drained to a septic tank in O.S. 2761 in the approximate position indicated on the sale plan. Each Lot is offered with the benefit of and subject to all necessary easements and other rights relating to this drainage system and the maintenance costs of the tanks and all common parts are to be shared equally between the parties.

**WATER SUPPLY.** The principal water supply to the Hall (Lot 1) is from the well in O.S. number 0062 as indicated on the sale plan. All necessary rights in connection with this supply are reserved over Lot 2 in favour of Lot 1.

The water supply to Lot 2 in common with parts of Lot 1 is from a well with automatic pumping arrangements located in the garden of Lot 1. This arrangement will be allowed to continue for one year from the date of completion providing the purchaser of Lot 2 pays 75% of the running and maintenance costs. After that period the purchaser of Lot 2 will have no further right to receive a supply from Lot 1. There is a mains water supply in Sibbersfield Lane.

**Rights of Way, Reservations, etc.** Lot 1 is offered subject to, and Lot 2 with the benefit of a right of way for all purposes over the driveway between the points marked A, B and C on the sale plan.

Lot 1 is also offered subject to a right of way for all purposes in favour of Sibbersfield Lodge between the points marked A and B on the sale plan.

Lot 2 is offered subject to and Lot 1 with the benefit of a right of way over the farm drive from point C on the Sale plan for access to the Stables, Stable Cottage and Hall Cottage.

In each case a contribution is to be made towards maintenance costs by those persons having the benefit of the right of way according to their user.

All necessary rights are reserved in respect of the existing drainage systems for Sibbersfield Lodge and Sibbersfield Cottages in so far as they may affect the property now offered for sale. Lot 3 is offered subject to the reservation of a right in favour of Sibbersfield Lane Cottages to construct a septic tank drainage system on the land now offered for sale.

### **Local Authorities.**

Chester District Council, Town Hall, Chester. Telephone Chester 40144.

Cheshire County Council, County Hall, Chester. Telephone Chester 602424.

**Mode of Offering and Conditions of Sale.** The property is offered subject to the special and general conditions of sale which have been prepared by the Vendors' Solicitors. They will be available for inspection during normal office hours at the Offices of the Solicitors or the Auctioneers and in the sale room immediately prior to the Auction. They will not be read out in the sale room and the purchasers shall be deemed to have full knowledge of the conditions of sale whether or not they have inspected them.

Unless previously sold privately the property will first be offered as a whole. If not sold Lot 1 will then be offered separately followed by Lots 2 and 3. If Lot 1 is not sold however, only Lot 3 will then be offered. There will be a reserve price on each Lot.

**Sale Particulars and Plan.** The particulars and plan are believed to be correct but are given only as a guide to intending purchasers and are not guaranteed and any error, omission or mis-statement shall not annul the sale, nor entitle any party to compensation nor, in any circumstances, give grounds for an action at Law.

### **SUMMARY OF LOTS**

<i>Lot No.</i>	<i>Colour on Plan</i>	<i>Description</i>	<i>Area</i>
1	Pink	Sibbersfield Hall	10.36
2	Green	Sibbersfield Farm	29.86
3	Blue	Accommodation Land	24.50
			—
			64.72 Acres
			—

THE ELEGANT COUNTRY HOUSE IN SUPERB  
PARKLAND SETTING

known as

**SIBBERSFIELD HALL**  
**CHURTON**

WITH TWO COTTAGES, OUTBUILDINGS AND GROUNDS TO  
10.36 ACRES

The Hall was probably built in the latter half of the last century and is of a most elegant architectural style constructed of mellowed brick with much use of stone features such as quoins window frames etc. and with slated roofs.

It is approached through an entrance gate with stone pillars and wing walls and metalled driveway flanked by mature trees and shrubs leading to the main entrance with part cobbled turning sweep.

The accommodation is as follows:—

Stone pillared **Portico Entrance** with pine panelled door to

**Vestibule** with black and white tiled floor and glazed double doors leading to

**Lounge Hall (West)** 33ft. 10in. by 19ft. 4in. maximum measurements, with oak block floor, radiator, part oak panelled incorporating carved decorative panels and recesses, fine stone fireplace with stone carved figures, timber pillars and overmantel. Stone mullioned window and built-in cupboards to one side of fireplace.

**Cloakroom** with washbasin and fitted cupboards.

**Separate w.c.** and door to vaulted **Wine Cellar** with built-in wine bins.

**Library/Study (West)** 21ft. 8in. by 17ft. 3in. with oak strip floor surround, five radiator panels, fine oak panelling similar to that in the Hall, stone fireplace with decorative timber surround.

**Drawing Room (South and West)** 24ft. 10in. by 17ft. 5in. with maple boarded floor, four radiator panels, Adam style fireplace with carved wood marble and tiled surround.

**Dining Room (South and East)** 22ft. 6in. into bay by 17ft. 8in. with walls half panelled in oak, five radiator panels, stone fireplace and service door to domestic quarters.

The Domestic Wing comprises:—

**Rear Hall** with pine block floor, oak panelling to dado, side door and garden door and secondary staircase with cupboard below. Built-in *Chubb* safe. Silver Room.

**Butlers Pantry** with sink, heated towel rail, extensive fitted cupboards and *Hammond & Champness* electric home lift.

**Staff Sitting Room** 19ft. 6in. by 11ft. 6in. with radiator and radiator panel and fitted cupboards.

**Pantry** with quarry tiled floor and slate stillage.

**Kitchen** 17ft. 11in. by 15ft. 3in. with quarry tiled floor, fitted floor and wall units with working tops, twin sinks, heated towel rail and *Esse* 4 oven cooker.

**Larder** with quarry tiled floor, slate stillage and fitted cupboard.

Rear Entrance.

The First Floor is approached by a wide staircase with large stone mullioned window to

**Landing** 24ft. 6in. by 9ft. 9in. with radiator.

**Principal Bedroom** (South and East) 22ft. 8in. into bay window by 18ft. with eight radiator panels and Adam style fireplace.

**Bathroom** en-suite with glass tiled walls and mirrored recess. Pedestal washbasin with mirror splashback, w.c., panelled bath, shower cubicle and heated towel rail—leading into

**Dressing Room** 16ft. 1in. by 11ft. 10in. with fitted wardrobe and drawer units and plate glass mirror.

**Bedroom 2** (West) 22ft. by 17ft. 11in. with Adam style fireplace and fitted wardrobe unit also incorporating a concealed washbasin with mirror splashback.

**Bedroom 3** (West) 18ft. 6in. by 12ft. with washbasin and built-in wardrobe cupboard.

**Bedroom 4** (West) 17ft. 7in. by 15ft. 11in. with ornate fireplace with mirror over.

**Dressing Room** with fitted wardrobes and other cupboards.

**Bathroom 2** with bath, washbasin, heated towel rail and part tiled walls.

**Separate w.c.**

**Housemaids Pantry** with sink, heated towel rail, part tiled walls and landing for home lift.

A secondary landing gives access to

**Airing Cupboard** with cylinder and immersion heater.

**Separate w.c.**

**Linen Room** 14ft. by 11ft. 6in. with fitted linen cupboard.

**Bedroom 5** (South) 20ft. 9in. by 17ft. 11in.

**Housemaids Pantry** with sink, slop sink and bath.

**Linen Cupboard.**

**Bedroom 6** (South) 11ft. 7in. by 9ft. 8in. with wardrobe cupboard and fire escape.

#### SELF CONTAINED FLAT

This is at first floor level and is served by its own staircase. It comprises:— **Sitting Room** 19ft. 2in. by 11ft. 7in.; **Bedroom 1** 16ft. 6in. by 15ft.; **Bedroom 2** 12ft. 9in. by 10ft. 10in.; **Kitchen** 12ft. 10in. by 8ft. 8in. with sink; **Bathroom** with bath, washbasin and w.c.

#### OUTBUILDINGS

Integral with the Hall there is the **Boilerhouse** with *Ideal* solid fuel boiler for domestic hot water; **2 Storerooms**; **Washroom** with sink; bin store.

The central heating boiler is in the **Cellar** but is not at present in working order.

There is a small detached range of **2 Stores** and **w.c.**

Linked to the Hall by an archway is the **Clock Tower Wing** comprising **Fruit Store**; **Double Garage** with inspection pit; **Single Garage**; Glazed washdown; **Workshop**; **Potting Shed** all with loft over.

There is a fine clock tower with 4 faced clock in working order and incorporating a weather vane.

Forming part of the same range is

#### THE HALL COTTAGE

A modernised cottage comprising:— **Hall**; **Sitting Room** 12ft. by 9ft. 11in. with modern tiled surround fireplace; **Living Room** 14ft. 1in. by 10ft. 11in. with range of fitted cupboards; **Kitchen** with sink unit, Pantry and understairs cupboard; **Bathroom** with bath and washbasin.

On the First Floor there are **2 Double Bedrooms**; **One Single Bedroom** and a **Separate w.c.**

Outside there is a small garden and a range of Wash house, Fuel Store and w.c.

## THE STABLE RANGE

Includes **The Stable Cottage** in need of modernisation but with Living Room and Kitchen on the ground floor and 2 Bedrooms and Bathroom with bath and washbasin on the first floor. Outside w.c.

There are **6 Loose Boxes** with lofts above and a *Permutit* water softener for the house water supply in the end box.

## THE GARDENS AND GROUNDS



These are a particularly attractive feature of the property having been carefully laid out and maintained.

A wide sweeping lawn on the south-west side of the Hall is divided by a ha ha from the parkland beyond with many fine trees and excellent pasture. The more formal garden is laid out with lawns, pools with stone flagged surrounds, rose beds, flower borders and many specimen trees and shrubs.

### SCHEDULE

O.S. No.	Description	Area
0057 pt.	Hall, Drive, etc.	1.15
0048	Park	5.68
0733	Park	.20
0652	Garden	1.42
1655	Garden	1.91
		<hr/>
		10.36 acres
		<hr/>

THE PRODUCTIVE SMALLHOLDING

known as

**SIBBERSFIELD FARM**

extending to  
29.86 ACRES

THE FARMHOUSE

The farmhouse is of brick and slate construction and offers good accommodation with scope for further conversion if required. The present accommodation is as follows:—

**Living Room** 14ft. 10in. max. by 13ft. 7in. with quarry tiled floor, brickette fireplace and airing cupboard.

**Sitting Room** 13ft. 6in. by 10ft. 10in.

**Kitchen** 14ft. 4in. by 10ft. 10in. with quarry tiled floor, stainless steel sink unit and electric wall heater.

**Porch** fully enclosed.

Large **Pantry** with quarry tiled floor and fitted shelving.

**2 Dairy Rooms** measuring 20ft. 4in. by 18ft. 4in. overall and ideal for further conversion.

*First Floor*

**Bedroom 1** 15ft. 3in. by 11ft. 3in. with wardrobe and cupboard.

**Bathroom** with bath, washbasin and w.c. Deep box cupboard off.

**Bedroom 2** 14ft. 3in. by 10ft. 11in.

**Bedroom 3** 18ft. by 12ft. 10in.

**Bedroom 4** 18ft. by 13ft. 11in., with washbasin.

Outside there is a w.c. and Store and a large garden.

THE FARMBUILDINGS

Brick and slate range of **Loose Box**; **Shippon** with tubular stalls, ties for 20 and automatic water bowls; **Barn** 50ft. by 16ft. housing Corn Mill and storage bins and with loft over; Lean-to Store.

Timber, asbestos and corrugated iron range of **Double Garage**; **2 Loose Boxes** and **Shippon** with ties for 11.

Brick, timber and asbestos **Piggery** 54ft. by 27ft. with feeding passage, fattening pens and dunging passage.

**Dutch Barn** 45ft. by 24ft. with Lean-to 15ft. by 24ft. Brick and asbestos **3 Bay Implement Shed**, **Feed Store** and **Bull Pen** with yard.

Covered Cattle Yard opening into O.S. 0062.

THE LAND

Excellent quality Cheshire land within a ring fence extending to 29.86 acres in all.



## SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
0070	Field	3.76
0062	Field	3.08
0057 pt.	Buildings	1.50
1168	Garden	.33
1468	Field	.96
2868	Field	3.51
2761	Field	3.53
3963	Pond	.23
3760	Field	.42
3556	Pond	.18
2845	Field	8.49
1644	Field	3.77
1833	Field	.02
1433	Field	.08
		<hr/>
		29.86 Acres
		<hr/>

LOT THREE

Coloured Blue on Plan

## VALUABLE ACCOMMODATION LAND

24.50 ACRES

With extensive frontage to Sibbersfield Lane

This land is of excellent quality and has been farmed to a high standard. There is also a useful stone and slate Cattle Yard and Barn.

## SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
8045	Field	6.61
9442	Field	2.00
8434	Field	4.55
9937	Pond	.03
0031	Field	1.44
8626	Field	3.64
0016	Field	6.05
0024 pt.	Building and Yard	.10
7138 pt.	Field	.08
		<hr/>
		24.50 Acres
		<hr/>



# *Jackson-Stops & Staff*

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