

**STEER ETHELSTON RURAL LTD**



**CHARTERED SURVEYORS**

**OAKCROFT ORGANIC GARDENS MALPAS  
CHESHIRE SY14 8DH**

**TO LET**

**2.48 ACRES (1.003 HECTARES) OR THEREABOUTS FERTILE ORGANIC  
LAND FOR MARKET GARDEN WITH SPACIOUS FLAT**



**Tel 01477 532188**  
**Mobile 07729 927777**  
[www.sterethelston.co.uk](http://www.sterethelston.co.uk)

**The Estate Office, Deer Park Farm, Kermincham, Crewe, Cheshire CW4 8DX.**

**TO LET A UNIQUE ORGANIC SOIL ASSOCIATION REGISTERED  
MARKET GARDEN, WITH SPACIOUS FLAT IN A DELIGHTFUL AREA  
CLOSE TO MALPAS CHESHIRE**

**Malpas 1.2 miles Whitchurch 6.5 miles Chester 15.5miles**

**Directions: From the A 41 Chester to Whitchurch Road at No Mans Heath take the road sign posted to Malpas, through No Mans Heath to Cross o' th' Hill and the gardens are situated on the left hand side. There is a large sign board advertising organic produce on the roadside. Post code SY14 8DH**

**THE MARKET GARDEN** comprises 2.49 acres or thereabouts of a fertile medium loam soil, gently sloping to the south. The market garden buildings comprise:

**One three bay dutch barn** measuring 13.7m (45ft) x 9.14m (30ft) steel framed with corrugated metal sheeting and open to the north ( one bay to be retained for owner to park car)

**Two timber mobile glasshouses** on rails measuring 15m (50ft) x 3.6m (12ft) and 21m (70ft) x 6.10m (20ft) respectively

**One timber glass house** measuring 6.10m (20ft) x 3.65m (12ft)

**A useful concrete block building** with tiled roof providing a tool, and potting area, machinery store plus storage area measuring 16m (52ft) x 6m (20ft)

Mains electricity and water are connected to the garden. There is a sub meter for the electricity and the Landlord will contribute for her water use. The tenants will be required to meet the cost of services and any rates payable and insure the property in respect of public and employer's liability and tenant's household items, fittings and equipment and crops. The Landlord will insure the main buildings against the usual risks.

There are some tools and equipment available for use by the Tenant which will be scheduled in an inventory as appropriate at the commencement of the tenancy.

**OAKCROFT FIRST FLOOR FLAT**

Comprises a spacious self contained flat approached via a separate exterior staircase

**The accommodation:**

**Spacious hall** 5.5m (18ft) x 1.9m ( 6ft 6ins) with electrical storage heater leading to:

**Kitchen:** 4.5m (14ft 10ins) x 2.3m (7ft 7ins) with 2 oven Zanussi cooker and hob, Beko refrigerator; cooker point; useful built in wooden shelves laminate floor and wall mounted storage heater.

**WC and cloakroom area**

**Shower room** with lagged hot water cistern and useful storage cupboards, electric shower, white sink and Bosch Excell washing machine. Laminate flooring.

**Lounge** 4.4m (14ft 6ins) x 4.3m (14ft 2ins) with electrical storage heater

**Bedroom 1** 4.6m (15ft) x 3.6m (12ft) with useful bookshelves and electric heater,

**Bedroom 2** 3.6m (12ft) x 2.9m (9ft 8ins)

**Bedroom 3** 2.2m (7ft 3ins) x 1.9m (9ft 8ins)

The flat is centrally heated with an air source heat pump system

*Oakcroft Organic Garden is available to let for an initial trial period of one year on a Farm Business Tenancy and the flat on a concurrent Assured Short hold Tenancy (The tenant will be required to reside in the flat). If the arrangement is mutually satisfactory to both parties a new longer term agreement may be negotiated.*

Applicants should:

- Have some commercial organic horticultural growing experience;
- Hold membership/ registration of the business with The Soil Association and or Demeter;
- Have Knowledge of marketing and business;
- Have practical skills and be able to repair tools and equipment
- Capital to establish the business and renew glass and equipment;
- Be committed vegetarians and non smokers
- Hold values which are based on Gandhi's principles of non-violence
- Have sufficient labour to care for the land properly.
- Have a compatibility with the Landlord ( who resides on the property)
- Have a passion for nature and sustainability of the land.

Once all applications have been received a shortlist of applicants will be selected and then called for interview. We may wish to visit the applicant's present market garden or place of work and take up references.

### **1. Tenancy agreements**

The successful applicant will be required to sign the relevant tenancy agreements at the commencement of the term. Copies of the proposed draft agreement will be available for inspection at the viewing days

### **2. Basic Payment**

There are no basic payment entitlements available with the market garden.

### **3. Viewing**

Viewing is by prior arrangement only through the agents. All inspections are made at the applicants own risk.

### **4. Applications**

All applications should be sent to Steer Ethelston Rural Ltd at The Estate Office, Deer Park Farm, Kermincham, Crewe, Cheshire, CW4 8DX

**5. Rent:** On application

**6. Payment.**

The successful applicant will be expected to pay the first instalment of rent and deposit for the market garden and flat (in the sum of one month's rent) on the signing of the tenancy agreements. Entry into the property will not be allowed until payment has cleared at the bank. Thereafter payment will be monthly in advance by direct debit.

*Steer Ethelston Rural Ltd for themselves and for the owners of this land whose agents they are give notice that:*

- *The particulars are set out as a general outline only of the intending Applicants and do not constitute part of an offer of contract.*
- *All descriptions are given in good faith but without responsibility and any intending applicants should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.*
- *Any areas, measurements or distances referred to are given as a guide only and are not precise.*
- *Any plans are for the convenience of prospective licensees only its accuracy is not guaranteed. Reproduced from Ordnance Survey maps with permission of the Controller of HM Stationary Office.*

**APPLICATION FORM**

**OAKCROFT ORGANIC GARDENS AND FLAT CROSS O' TH' HILL MALPAS CHESHIRE  
SY14 8DH**

**Full name:**.....

**Address:**.....  
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**Telephone number:**.....

**Mobile telephone number:**.....

**Fax** .....

**E Mail**.....

**Proposal for the market garden and business plan (please continue on a separate sheet as necessary)**

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**Details of your training and experience of organic growing (please continue on a separate sheet as necessary)**

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**Names and address of two referees -one financial and one character/suitability for market garden**

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**Please include any other relevant information on a separate sheet in support of your application.**

**To be completed and returned to Steer Ethelston Rural Ltd. The Estate Office, Deer Park Farm, Kermincham, Crewe, Cheshire CW4 8DX**

**Tel: 01477 532188.      Mobile: 07729 927777**

**E Mail [sjs@steerethelston.co.uk](mailto:sjs@steerethelston.co.uk)**

*The owner of Oakcroft market garden and flat reserves the right not accept the highest or any offer for the proposed tenancies*

