



FOR SALE

The Limes, Holme Street, Tarvin, Chester, CH3 8EQ

A residential development site with planning permission for the conversion of the existing to 6 dwellings in a highly sought after location on the outskirts of Tarvin. Circa 4.0 acres (1.62 hectares)

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CHARTERED SURVEYORS

Description

The Property presents a unique opportunity to create a characterful farmstead style development set within approximately 4.0 acres of picturesque Cheshire countryside. The Property comprises a substantial traditional farmhouse, a range of agricultural outbuildings, a woodland area and additional land to the rear.

The Property is largely surrounded by open fields providing extensive views of the surrounding countryside. A neighbouring single residential dwelling lies adjacent to the rear.

The Property has planning permission for conversion into 6 no. dwellings of between 915 – 3,443 sq ft along with detached garages.

Opportunity

The Property has been granted planning permission (Application Number: 20/00062/ FUL) for a residential scheme comprising:

- Conversion and extension of the existing range of barns to create four, distinctive dwellings
- Sub-division of the existing farmhouse into two dwellings
- Associated gardens, parking and detached garages
- The approved dwellings range from 915 sq ft to 3,443 sq ft, offering a variety of internal layouts.

The proposed scheme is summarised in the table below. Full details can be found in the Data Room.

Unit	Size (sq ft)	House type	Beds
1	2,025	Semi-detached	4
2	2,130	Semi-detached	4
3	1,550	Semi- detached	3
4	807	Semi detached	2
5	3,830	Semi- detached	6
6	2,076	Semi-detached	3



The planning permission has been implemented by the Seller therefore providing a ready-to-go opportunity for a developer to bring this scheme to life.

The sale of the Property represents a rare opportunity to deliver a bespoke residential scheme in one of Cheshire's most sought after locations.

Illustrative plans commissioned by the Seller are included in this brochure. Further details are available in the Data Room.

Location

The property enjoys an accessible location, situated adjacent to the A51 (Holme Street) between Tarvin and Stamford Bridge and provides excellent connectivity to the M56 and M6 motorways.

Positioned approximately 0.5 miles from the charming village of Tarvin, the site is within walking distance of a range of local amenities, including a primary school, independent shops, traditional pubs, a petrol station and healthcare services. Tarvin is widely regarded as one of Cheshire's most desirable village locations, offering a strong sense of community and countryside appeal.

For a broader selection of retail, leisure, and cultural amenities, Chester city centre lies just 5 miles to the west, providing access to everything from high-end shopping and dining to historic attractions and excellent transport links.

Approximate travelling distances are as follows;

Tarvin	0.6 miles
Chester	5 miles
Northwich	14 miles
Crewe	18 miles
Warrington	24 miles
Liverpool	29 miles
Manchester	42 miles





Tenure

Freehold

Price

Offers over £850,000.

Method of Sale

The Property is offered for sale by private treaty.

Data Room

A Data Room, containing further planning and technical information is available following this link [here](#).

Energy Performance Certificate

The property has an EPC rating of F.

Plans/Photographs

Any plans or photographs that form part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact. Some CGI images have been used in this brochure.

Legal Costs

Each party is responsible for their own legal costs.

VAT

The sale price may be subject to VAT at the prevailing rate.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Indicative Scheme
Not to Scale



Rev	Description	Date
1	Issued for planning application	10/10/2023
2	Issued for planning application	10/10/2023
3	Issued for planning application	10/10/2023
4	Issued for planning application	10/10/2023
5	Issued for planning application	10/10/2023
6	Issued for planning application	10/10/2023
7	Issued for planning application	10/10/2023
8	Issued for planning application	10/10/2023
9	Issued for planning application	10/10/2023
10	Issued for planning application	10/10/2023

Construction

Scheme Title:
The Limes, Tarvin

Drawing Reference:
Proposed Site Plan

Scale (A1): 1:200

Drawn by: MSL

Checked by: MSH

Project Number: 6362CN-00-001

Drawing Number: 6362CN-00-001

Revision: 1

Drawn by: MSL

Checked by: MSH

Scale (A1): 1:200

Drawn by: MSL

Checked by: MSH

Scale (A1): 1:200

Drawn by: MSL

Checked by: MSH

Scale (A1): 1:200

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Checked by: MSH

Scale (A1): 1:200

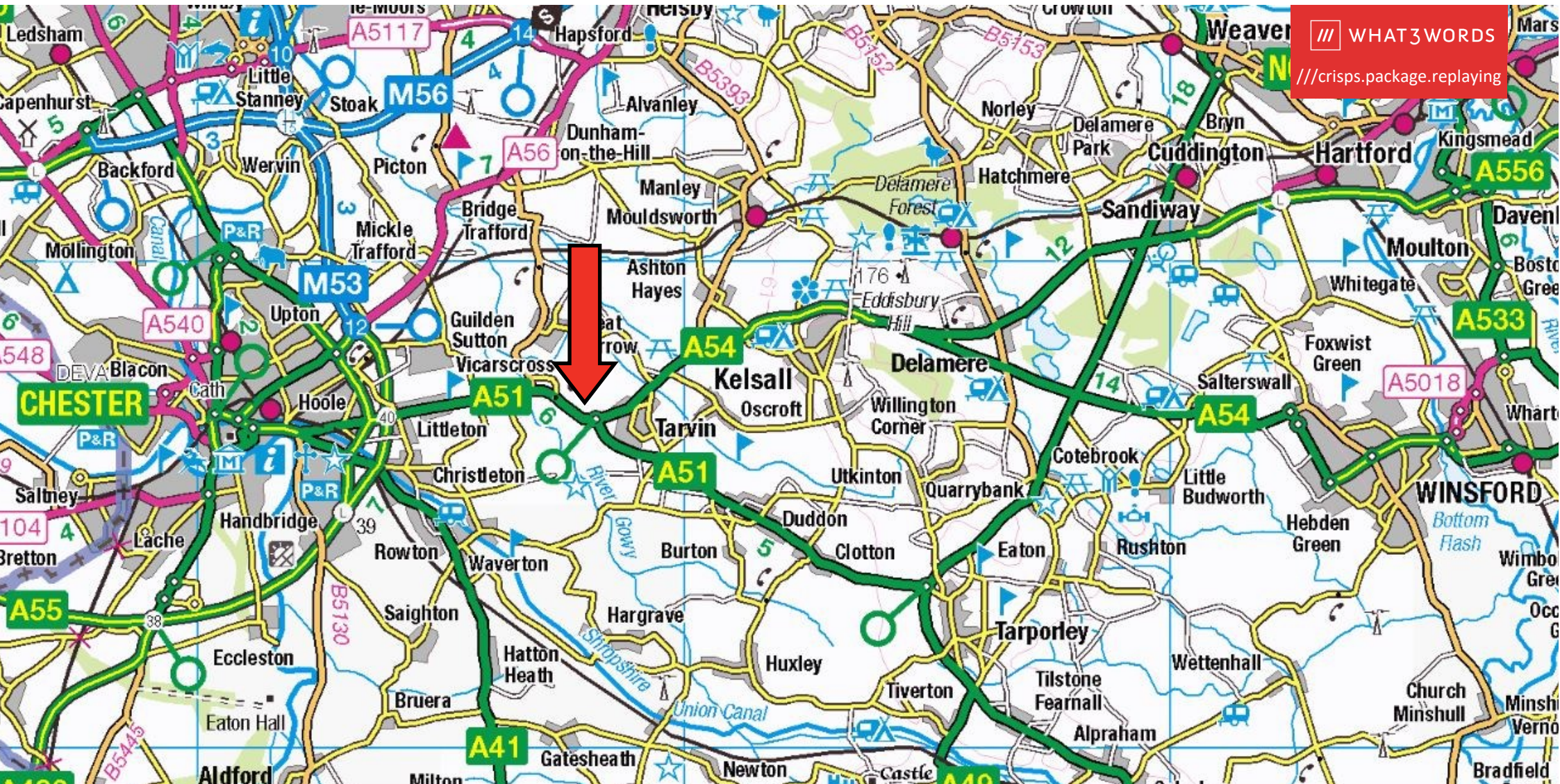
Drawn by: MSL

Checked by: MSH

Site Plan
Scale: 1:200

D2
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2014-2024
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DATE PREPARED: **August 2026**



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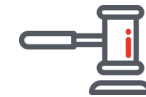
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