Project Lime Tree

November 2026

Background - Padacre Developments

Founded by a local resident Jamie Knowlson, who turned his dream of constructing his own home into a growing property development venture. Padacre Developments has roots deeply embedded in the Smallwood area, the business aims to bring a unique balance of premium modern living amenities and spacious countryside living to every project.



Build Contractor

Established in 2018, BEL Construction Services Limited boasts a rich background rooted in the expertise and passion of its Managing Director. Hailing from a family deeply entrenched in the construction industry, Ian concurrently delved into developing houses alongside his brother. Post-graduation, he further refined his skills within his uncle's construction company, specialising in crafting distinctive residences in Cheshire.





Ian's true ardor for constructing farmhouses, barns, and unique homes took shape during this period. Seeking to broaden his horizons, in 2013, Ian joined forces with a prominent Cheshire architect, offering a blend of design and construction for contemporary, eco-friendly houses. Armed with a fusion of traditional craftsmanship and cutting-edge building practices, Ian founded BEL Construction Services. The company is dedicated to delivering tailor-made solutions for both traditional and modern designs across Cheshire, incorporating leading architectural concepts and sustainability principles.



Background Of The Site

Smallwood is a picturesque village located in Cheshire, England, known for its rich history and rural charm. The area has a documented history dating back centuries, with its name deriving from Old English, meaning "small wood" or "woodland clearing." It has local amenities such as a nursery, primary school, four pubs and an equestrian centre.

The site situated in Brookhouse Green, Smallwood. It has two existing residential homes and an ex-haulage yard running out the back of the property. Once upon a time this was a thriving business running potatoes around the country by the Jepson Family. It has a 3 acre field to the back of the property which had a mix of agricultural use throughout the years.



Site Plan

The site will consist of 6 large modern homes all arranged within a generous setting. Taking advantage of the field to the south and bringing back large amounts of greenery to what is currently a hard landscape.

The pallete of materials will consist of red Cheshire Brick, Cream Render, Staffordshire Blue tiles and various types of timber on show like Oak and

The trees re-introduced on site will be native and a pond will be added to the front to encourage the local wildlife to inhabit the site.

This will be a beautiful in-keeping setting for many families to live.

Phase 1 planning is approved. Ivy House (Plot 1) is for sale at £750,000 and is almost complete, marketed through Jackson-Stops. Cherry Tree Barn (Plot 2) is sold. Plots 3 to 6 are four-bedroom homes in design and planning, with a guide of £800,000–£1 million, expected to be finished by summer 2028.

Plot 1 - Ivy House

Ivy House, named after the original farm house that stood here for over 100 years. Our rebuild combines traditional materials such as Cheshire brick, Oak, Cream Render and Staffordshire Blue Tiles, restoring the original character back on Bell Lane.

Set back from the roadside with views of the fields from the garden behind and Mow Cop in the distance, it is a great family setting to relax in the garden on a warm summer's day.

Four bedrooms, two en-suites and a family bathroom, with an enclosed garage. About 150 square metres. Almost complete and for sale at £750,000, marketed through Jackson-Stops.

Phase 1 planning is approved. Computer-generated images are illustrative; layouts and materials may vary.



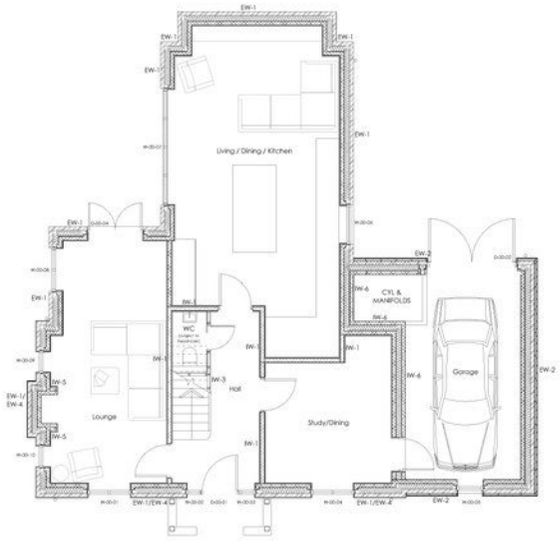




Plot 1 - Ivy House



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

Ground floor has the traditional hallway, with a lounge to the left and utility, cloakroom and WC to the right. Through the house is a large open-plan kitchen, dining and living space with sliding doors to the garden, and a study off to the side. An enclosed garage sits to the side of the house.

First floor has four bedrooms: the main bedroom at the back of the property, overlooking the fields, with an en-suite; a second bedroom with an en-suite; and two further bedrooms served by a family bathroom. Oak-framed porch to the front, with an EV charger, solar panels and air-source heating.

Gross internal floor area about 150 square metres (149.30 m^2).

Plans are illustrative and may change. Only figured dimensions on the source drawings apply.

Plot 2 - Cherry Tree Barn

Cherry Tree Barn, named after the beautiful tree in the grounds which overlooks the pond, has a character all of its own. Materials of original brick, Staffordshire blue tiles and a combination of timbers such as oak and pine, with a glass link between the original barn and the new one.

This plot has a generous garden all around the property and an ample driveway for owners and guests.

Five bedrooms. Sold, at £1.2 million.

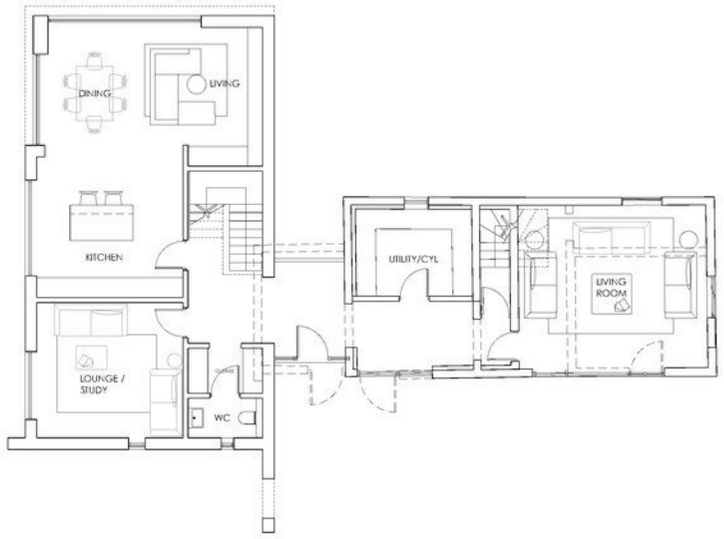
Phase 1 planning is approved. Computer-generated images are illustrative; layouts and materials may vary.



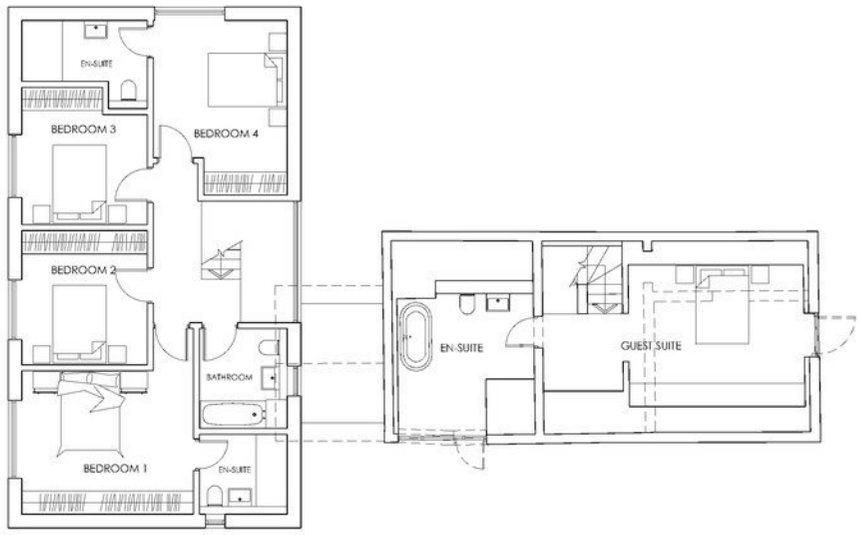




Plot 2 - Cherry Tree Barn



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

Ground floor has the original barn on the right, with a double garage and a utility area, and stairs to the guest accommodation above. In the new barn there is a WC and lounge, and a large kitchen, dining and living space with views into the garden.

First floor has four bedrooms and a family bathroom in the new barn, including two en-suites, together with a guest suite and en-suite in the original barn — five bedrooms in all, with views over the garden and surrounding countryside.

Gross internal floor area about 253 square metres (253.03 m^2).

Plans are illustrative and may change. Only figured dimensions on the source drawings apply.

Project Lime Tree

Lime Tree Farm, Bell Lane, Brookhouse Green, Smallwood CW11 2XF

Ivy House for sale · Cherry Tree Barn sold · Further homes expected by summer 2028

Enquiries

E: info@padacredevelopments.com

W: padacredevelopments.com

Padacre Developments Limited

Registered in England and Wales. Company number 15380983.

Registered office: First Floor, East Wing, Sandfield House, Kings Close, Water Lane, Wilmslow, Cheshire SK9 5AR.

Computer-generated images are illustrative. Landscaping, materials and layouts may vary.

Please email info@padacredevelopments.com for current information.

LIVING CONCEPTS landscape + design

HUNTER & BELLE

BEL Construction Services

emery PLANNING

LAND + FORM