



CHESWORTH FARM | BRADWALL | SANDBACH | CW11 1RE | GUIDE PRICE £1,300,000



BUTLER LAND MANAGEMENT LTD

Beckfoot, Annan, DG12 6SN

01461 201200

butlerlm.co.uk

Chesworth Farm, Bradwall, Sandbach, CW11 1RE

FOR SALE BY PRIVATE TREATY AS A WHOLE OR 3 LOTS

An attractive residential holding comprising a well-appointed five bedroom farmhouse with extensive lawned garden, large brick garage, workshop outbuilding and high quality grazing and arable land extending to 63.73 acres or thereabouts complete with a 75' x 50' general purpose building.

JOINT AGENTS

WRIGHT MARSHALL

Beeston Castle Auction
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Andrew Wallace

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FAMILY KITCHEN

DIRECTIONS

Chesworth Farm is located three miles from the centre of Sandbach and its drive access is directly off Pillar Box Lane. The postcode for SAT NAV purposes is CW11 1RE. See location plan for exact position. Sale boards are positioned by the roadside entrance.

Sandbach is a historic market town with landmark Saxon crosses on the cobbled market square and an abundance of shops, Waitrose supermarket, public houses, restaurants and well regarded primary and secondary schools and is located approximately 1 mile from junction 17 of the M6 motorway.

AGENTS REMARKS

The land has been farmed for three generations with careful husbandry to maintain the traditional features of the landscape and to assist wildlife conservation.

LOT 1 FARMHOUSE

An attractive double fronted traditional Cheshire farmhouse under a tiled roof and dated back to about 1800 with a large well maintained front garden and extensive off-road parking, triple garage and outbuildings to rear.

ACCOMMODATION

Accommodation with approximate dimensions comprises:
Entrance porch with door allowing access into:

REAR HALL

External door allows access. Glazed door to pantry, door to office and kitchen.

PANTRY

Tiled floor. uPVC double glazed window to side elevation.

FAMILY KITCHEN

17'0" x 14'9" (5.19m x 4.51m) Fitted with a range of base and wall mounted units, tiled floor, large fitted wooden cupboard, oil fired AGA, ceiling pulley clothes airer, integrated dishwasher, electric cooker point, TV point. uPVC double glazed window to rear elevation and double glazed window to side elevation. Door to:

INNER HALL

Door to:

CLOAKROOM

Tiled floor. Low-level WC and pedestal wash hand basin.

OFFICE

uPVC double glazed window to side elevation. Telephone point. Tiled floor. Storage heater.



RECEPTION HALL

LOUNGE

12' 11" x 16' 10" (3.95m x 5.14m) Leaded bay window and door to front elevation, leaded window to side elevation. Herringbone parquet flooring. Brick/ stone fireplace with Stovax 7kw inset multi-fuel burner, three oak beams, storage heater, wall light points. TV point.



RECEPTION HALL

17' 5" x 13' 3" (5.32m x 4.05m) Entrance door to front garden with windows to side, oak beams, old brick fireplace. Door to staircase. Storage heater. Under stairs storage cupboard.

DINING ROOM

17' 11" x 13' 5" (5.48m x 4.11m) Window to rear elevation and double glazed window to front elevation. Brick/stone fireplace, storage heater.



Stairs ascend to first floor. Feature arched window to front elevation.

LANDING

Window to side elevation. Loft access.

BEDROOM THREE

17' 8" x 13' 10" (5.41m x 4.23m) A double bedroom with window to front elevation. Storage heater.

BEDROOM FOUR

17' 5" x 8' 8" (5.31m x 2.65m) A double bedroom with uPVC double glazed window to rear elevation. Storage heater



BATHROOM

BATHROOM

Furnished with a panelled bath with electric shower over, low level WC and pedestal wash hand basin. Airing cupboard. Shaver point. uPVC double glazed window to side elevation.

BEDROOM TWO

12' 11" x 11' 9" (3.96m x 3.59m) A double bedroom with window to front elevation. Fitted wardrobes. Storage heater.

BEDROOM ONE

16' 10" x 13' 2" (5.15m x 4.02m) A double bedroom with window to front elevation. Wooden floor. Storage heater.



BEDROOM FIVE

10' 9" x 8' 5" (3.29m x 2.57m) A single bedroom with window to side elevation. Storage heater.

SHOWER ROOM

uPVC double glazed window to rear elevation. Corner shower cubicle, close coupled WC and vanity wash hand basin with cupboards beneath. Heated towel radiator. Shaver point

EPC

36/88 F

OUTBUILDINGS

STORE ROOM

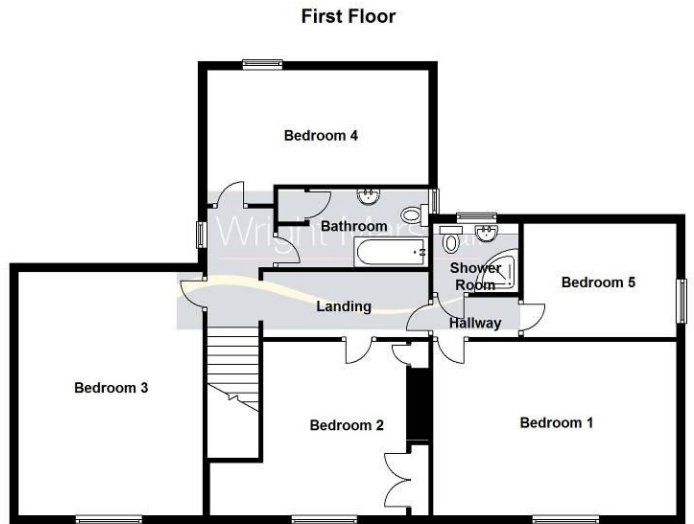
Tiled floor. Window to side elevation.

UTILITY ROOM

10' 2" x 12' 1" (3.10m x 3.7m) Tiled floor. Plumbing for washing machine. Windows to side and rear elevations.

TOILET

COAL STORE



FLOOR PLAN

GARAGE

A brick triple garage with wooden roof trusses and a slate roof offering potential for future conversion to residential use (subject to planning permission). Two electrically operated up and over doors, one manual and five double glazed windows. The total floor area is approximately 106 square metres.



GARDENS & GROUNDS

The property is fronted by a private and extensive lawned garden area with well stocked borders and extends along the side where there is a paved patio area. The tarmac yard to the rear allows an abundance of off-road parking and allows access to the triple garage.



WORKSHOP

45' x 20' (13.72m x 6.1m) A three bay steel frame clear span workshop building with plastic coated box section roof and side cladding to floor level and an earth floor.

LOG STORE

26' 2" x 13' 11" (8.0m x 4.25m) Partly brick walled, monopitch GPO pole and asbestos cement roof.



DRIVEWAY

FRONT FIELD

2.919 hectares/ 7.213 acres

A broadly rectangular flat open field (OS9232) located next to the farmhouse currently cropped with Winter Oats along with a 6 metre grass margin. The soil is a productive medium loam.



The soil type is a good Grade 3 medium loam. A metered mains water supply is available to two cattle drinking troughs.



LOT 2

3.997 hectares/ 9.878 acres (edged yellow on plan)

A triangular parcel of grassland with separate access off Brindley Lane, divided into two fields OS1146 and OS2134 and totalling almost 10 acres.

LOT 3

18.923 hectares/ 46.76 acres (edged green on plan)

An excellent block of productive and well cared for grass and arable land with many attractive oak, sycamore and ash trees and mature



LAND

wildlife friendly hawthorn boundary hedges and a general purpose building.

Fields OS9507, 1116, 2714 and 1904 totalling 21.97 acres are in permanent grass.

Fields OS0995, 1922, 3297 and 3879 totalling 24.56 acres are currently cropped with winter oats with 1922 supporting a wild bird seed mix. 0995 and 3879 have 6 metre grassland margins.

A separate sub metered mains water supply could be made available for cattle troughs if LOT 3 is sold separately from LOT 1.

There is a five bay 75' x 50' steel frame clear span general purpose building to OS1904 with fibre cement roof erected in 2006, box profile sheet cladding on three sides, part concrete/ part earth floor and used for storage and cattle handling. The building is located near gate places out of four fields to assist with stock husbandry.

TITLE

The property has registered freehold title.

TENURE

Vacant possession will be available upon completion.

INGOING

A small quantity of Haylage, Hay and Straw may be purchased at valuation if required by a purchaser.

BASIC PAYMENT SCHEME

The 2016 claim for the Basic Payment was submitted to Rural Payments Agency by the vendor and the purchaser(s) must look after the land so as not to prejudice the claim through non adherence to cross compliance or other RPA stipulations.

Each lot will have BPS entitlements available to purchase over and above the land price. The vendors agents will assist with the RPA transfers.

ENTRY LEVEL STEWARDSHIP SCHEME

The farm is currently under an Entry level Stewardship Agreement AG00412398 which ends in April 2017. Local farmer buyers who are already under an ELS scheme may wish to add the appropriate land to their own claim by contacting Natural England.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are in hand and will pass to the purchaser with the freehold.

AGRICULTURAL HOLDING NUMBER

06-381-0006.



TB STATUS

The holding is on a six months test regime.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule resolution or notice which may be or become to be in force. Also subject to any land charges, statutory provisions or by-laws without any obligation on the Vendors to specify them.

LOCAL AUTHORITY

Cheshire East Council, Westfields, Middlewich Road, Sandbach. CW11 1HZ.

NEW FENCE LIABILITY

In the event Lots 1 and 3 are purchased by different buyers, the buyer of Lot 3 is to erect and maintain a post and 2 rail fence within 3 months of completion between X and Y.

EASEMENTS/WAYLEAVES

The property will be sold subject to any Wayleaves, public or private rights of way, Easements and Covenants and outgoings whether mentioned in these sales particulars or not.

An oil pipeline runs parallel with and close to the M6 motorway in fields OS1146, 2134, 2714, 3297 and 3879.

NITRATE VULNERABLE ZONE

The farm is in the Cheshire Nitrate Vulnerable Zone.

VIEWING

Strictly by appointment arranged through the joint agents.

MODE OF OFFERING

The property is available as a whole or in lots or combination of lots as set out in these sale particulars.

VENDORS SOLICITORS

The Vendors Solicitor is Michael Bracegirdle from Butcher and Barlow LLP, 3 Royal Mews, Gadbrook Park, Northwich. CW9 7UD. 01606 334309.

Any questions or enquiries relating to the sale contract should be addressed to him.

CHESWORTH FARM LOCATION PLAN



Promap
Ordnance Survey © Crown Copyright 2016. All rights reserved.
Licence number 100023432. Plotted Scale - 1:35000

Wright Marshall
Estate Agents

Wright Marshall
Estate Agents

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