



Bradda Farm

Biddulph Moor | Staffordshire



jackson
Rural & Equestrian



Bradda Farm

Barrage Road, Biddulph Moor,
Staffordshire, ST8 7NU

A former dairy farm with excellent scope for a range of alternative uses, particularly equestrian; set within approx. 47 acres in Staffordshire.

- Four Bedroom fully modernised Farmhouse
- Kitchen Breakfast, Dining Room, Living Room, Garden Room, Two Bathrooms
- Double Garage & Play Room above
- Mature Gardens & Patio Area
- Separate Entrance to Farm Yard
- An Excellent Range of Agricultural Outbuildings
- Stone Dairy Building with lean to & collecting area
- Workshop with Office & Kitchen
- In all approx. 47 acres (further 35 acres to rent by separate negotiation)

Approximate Distances (miles)

Biddulph Moor 0.5m | Biddulph 2.5m | Congleton 6m |
Stoke on Trent 10m | Crewe Train Station 16m | Stafford
28m | Manchester 32m | Birmingham 56m

Situation

Bradda Farm enjoys a wonderfully peaceful rural situation in the Staffordshire Moorlands yet is in close proximity to local amenities with excellent road and rail links. The property is convenient for commuting to Manchester whilst London can be reached via a direct train from Stoke in one and a half hours. More convenient facilities can be found in nearby market towns of Congleton, Leek & Macclesfield.





Description

Bradda Farm offers a refurbished private farmhouse and gardens with an extensive range of modern and traditional outbuildings, in all approximately 47 acres. This property has obvious scope for a range of uses most notably it would convert to a superb equestrian facility but it is ripe with opportunity subject to planning permissions and the purchaser's inclination. The farmhouse itself retains privacy from the main farm buildings and has been fully refurbished to a high standard with many original features and use of good quality finishes such as oak floors, doors and the stair case, a Rayburn cooker in the kitchen with other essential modern fittings and wood burning stoves in the reception rooms. There is a great feeling of space within the accommodation which works well for family living with the large fitted kitchen, three reception rooms and four double bedrooms and a family bathroom on the first floor level. The property benefits from under floor heating in the kitchen along with the option of either solid fuel or oil central heating throughout.

Externally there is a private garden surrounded by a combination of stone walls, hedges, trees and flower borders with entertaining patio area off the garden room. A large double garage with electrically operated



roller shutter doors and large office/play room on the first floor level with electric connected throughout the building for a range of uses.

There are two separate access driveways splitting the farm traffic away from the farmhouse providing good seclusion from the outbuildings yet being right on the doorstep. A walkway from the garden leads off to the agricultural outbuildings and are all outlined in more detail below. There are various opportunities for secondary accommodation if required, subject to relevant planning permissions.





AGRICULTURAL BUILDINGS

Situated adjacent to the farmhouse is a fully concreted agricultural yard area with range of traditional and modern agricultural buildings presently comprising:

OPEN FRONTED STORE/CAR PORT

56' 3" x 9' 10" (17.15m x 3.02m) Having tiled roof and stone façade set on concrete base being open to concrete yard area.

OFFICE & WORKSHOP

(Potential Secondary Accommodation subject to planning permission)

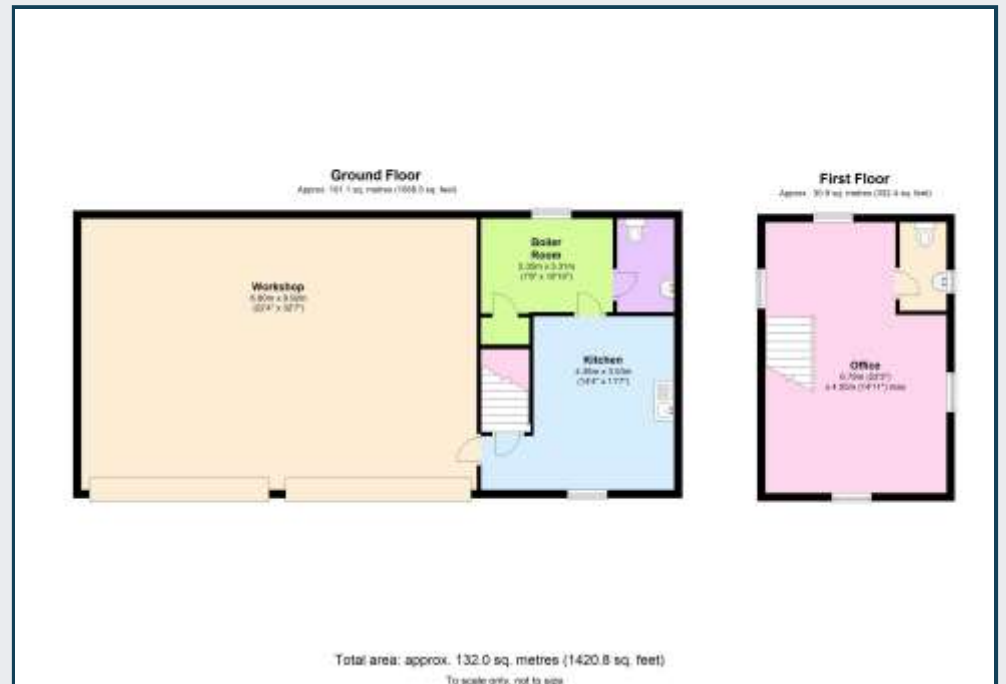
Detached building comprising office/workshop area with separate central heating system ran from oil fired combination boiler and presently comprising:

Entrance Hall with staircase off, into the open plan Kitchen (4.36m x 3.55m) with a range of Beech units, sink unit, window to front aspect and tiled floor. There is a further store and boiler room housing the separate oil fired central heating boiler. A further store under the stairs and a cloakroom/W.C. A door off the entrance hall provides access to the Workshop (9.96m x 7.2m) which benefits from two roller shutter doors to front aspect, six ceiling light points, pedestrian door to boiler room, concrete floor and 3 phase power connected.

On the first floor level above the Kitchen provides a large Office (6.84m x 4.51m) with windows to front and rear elevations and further aspect overlooking workshop. A further Cloakroom/W.C. with window to side aspect is located in the corner of the Office area.

MAIN AGRICULTURAL BUILDINGS

Situated surrounding a concrete yard area are a range of agricultural buildings having separate concrete driveway leading from Barrage Road with gated access to the council road and further gated access to yard area. The buildings are in good condition with a number of buildings having been re-roofed within the last 10 years and the agricultural buildings have 3 phase power connected. Previously utilised as a dairy farm but offering potential for a variety of alternative uses subject to obtaining the necessary approval.





DAIRY UNIT

The main dairy building is a traditional stone built building under recently replaced tiled roof with velux roof lights fitted. In more details comprises

DAIRY: 5.02m x 3.64m (16' 6" x 11' 11")

ENGINE ROOM: 5.13m x 2.45m (16' 10" x 8')

MILKING PARLOUR : 13.04m x 4.8m (42' 9" x 15' 9")

Open plan to:

COLLECTING YARD: 6.24m x 9.98m (20' 6" x 32' 9")

With concrete floor, sheeted door, roof lights.

Adjoining:

RACE: 14.5m x 3.97m (47' 7" x 13')

Incorporating foot bath with concrete floor.

Situated over the Dairy, Engine Room and Milking Parlour:

CORN LOFT: 20.93m x 5.08m (68' 8" x 16' 8")

Having exposed 'A' frames, four Velux windows, access to corn hods.



**ADJACENT TO THE PARLOR AND DAIRY
ARE A RANGE OF FURTHER BUILDINGS
COMPRISING** *(Below right)*

CUBICLE SHED: 34.83m x 28.15m (114' 3" x 92' 4")

Being of block and Yorkshire boarded construction with tubular divisions, concrete floor, feeding passage, slatted floor to part, sheeted doors, sliding door to dairy, automatic scrapers.

Adjoining:

LOOSE HOUSING: 13.78m x 5.9m (45' 3" x 19' 4")

Having concrete floor, sheeted doors.

Lean-to:

LOOSE HOUSING: 9.61m x 5.52m (31' 6" x 18' 1")

With concrete floor being open fronted.

Adjoining:

IMPLEMENT/FODDER STORE: 13.48m x 11.38m (44' 3" x 37' 4")

With concrete floor being open fronted

Further range of Agricultural Buildings comprising:

BUILDING: 28.71m x 27.35m (94' 2" x 89' 9")

Presently used for loose housing with sectional concrete divisions and sheeted doors to two elevations.

AGRICULTURAL BUILDING: 15.66m x 9.37m (51' 5" x 30' 9")

With concrete floor, suitable for loose housing or alternative uses.

Adjoining:

OPEN FRONTED BUILDING: 13.91m x 6.45m (45' 8" x 21' 2")

With covered apron, concrete floor.

Further concrete yard area leading to:

TWO SECTIONAL SILAGE CLAMPS: (10m x 30m) & (10m x 24m)

Large silage clamp which has been built with substantial steel & concrete panelling up to 5m in height and has the potential to construct a roof over following necessary planning permissions. There is also scope to expand to the front and rear of the clamp.

To the rear of the silage clamps a large hardstanding area for parking and storage.



LAND

The land extends to approximately 47 acres or thereabout and is laid to grass incorporating 3 acres of woodland with natural watering for stock with frontage to the River Trent providing natural Watering for stock.

The land is registered for Single Farm Payment and the entitlements will be duly transferred for the 2016 year, subject to payment at the current market price. It is also advised that there is the potential to rent a further 35 acres of land if so desired.



Ground Floor

Approx. 101.7 sq. metres (1094.9 sq. feet)



First Floor

Approx. 87.1 sq. metres (937.2 sq. feet)



Total area: approx. 188.8 sq. metres (2032.1 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Bradda Farm, Barrage Road, Biddulph Moor



SERVICES

Mains water and electricity are connected
Septic tank drainage
Oil fired and solid fuel central heating
3 phase electricity to the outbuildings
EPC - E

TENURE

We understand the property to be Freehold

LOCAL AUTHORITY

Staffordshire Moorlands District Council
Council Tax - Band G

DIRECTIONS

Post Code – ST8 7NU

Following New Street towards Biddulph Moor, take a right onto Leek Lane when entering into the village. Then take the second right onto Barrage Road, follow this for about ½ a mile and the property will be found on the right hand side. Please use the second entrance in towards the house.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington

Shrewsbury, SY4 4TB

Cheshire
The Sugar House
Sugar Lane
Manley
Cheshire, WA6 9HW
01928 740 555

Website:
jacksonequestrian.com
jacksonrural.com

Email
info@jacksonequestrian.com

JACKSON EQUESTRIAN LTD for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.