



YOCKING GATE FARM, BLACK PARK ROAD, WHITCHURCH, SY13 4JP



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



# Yocking Gate Farm,

## Black Park Road, Whitchurch, SY13 4JP

**An exciting development opportunity comprising a substantial farmhouse, range of traditional farmbuildings with the benefit of planning permission for conversion to 4 residential properties together with a two bedroom bungalow with the benefit of additional land.**

**Total area extending to 4.77 acres  
FOR SALE BY INFORMAL TENDER  
To be Received by 12 noon on Friday 24<sup>th</sup> May 2019  
(As a whole or in lots)**

**GUIDE PRICE - £700,000 - £900.000**





## INTRODUCTION

Wright Marshall are favoured with the instructions to offer Yocking Gate Farm for sale by Informal Tender. This forms an exciting development opportunity 1.5 miles from the centre of Whitchurch. Yocking Gate was previously a productive dairy farm but milking production has been moved to another site so the buildings have become redundant. The property is available as a whole or in lots as described below and comprises a traditional farmhouse which offers potential for modernisation, re-modelling, extension to re-amalgamate as one large detached dwelling or two residential units, a two bedroom bungalow requiring a scheme of modernisation and possible extension and an 'L' shaped range of traditional farm buildings for conversion into four residential units, the modern buildings having already been demolished and adjoining agricultural land.

## LOCATION

Whitchurch is a thriving small town with impressive shopping facilities, restaurants, primary and secondary schooling, swimming pool, cricket and rugby clubs. Hill Valley and Hawkstone Park Golf Clubs are also close by. The town also has the benefit of three supermarkets they being an excellent Sainsburys, a long established Tesco and a Lidl Store.

The Brown Moss Nature Reserve, a site of special scientific interest, is located half a mile away and has many different habitats including pools, marshes, heathland and woodland which enable a great variety of wildlife to flourish and provide interest walking trails.

Whitchurch is well situated for travel to Chester, Wrexham, Shrewsbury, Nantwich and Manchester with the A41, A49 and M6 providing excellent links to the Midlands and the North. Whitchurch also benefits from a railway station which is within a short walking distance from the property and has a direct service to Manchester which takes around 1 hour. Both Manchester and Liverpool International Airports are 45 miles away. Within the town centre there is a beautiful historic and very well supported St. Alkmund's Church, St. John's Methodist Church and St. George's Catholic Church and the town centre has recently seen a complete refurbishment of the library in addition to the welcome arrival of nationally recognised chains such as Costa Coffee and local independent restaurants including Etzios.

## LOT 1

### **YOCKINGS GATE FARMHOUSE (COLOURED RED)**

**GUIDE PRICE £300,000 - £350,000**

The traditional farmhouse is built of brick beneath a slate roof with a number of recent additions.

## SIDE ENTRANCE DOOR

Leading to:-

## RECEPTION HALL

13' 10" x 9' 0" (4.22m x 2.74m) Window to side. Two wall light points. Central heating radiator. Laminate flooring. door to:-





#### SNUG

15' 2" x 9' 11" (4.62m x 3.02m) Sash window to front. Beamed ceiling. Central heating radiator. Laminate flooring.

#### HALL

Beamed ceiling. Window to side. Central heating radiator.

#### CLOAKROOM

Low level w.c. Wash hand basin. Tiled floor.

#### LIVING ROOM

21' 4" x 15' 10" (6.5m x 4.83m) Attractive brick fireplace with oak surround containing wood burning stove. Beamed ceiling. Two sash windows to front. Original built in cupboard. Central heating radiator. Laminate flooring.

#### SITTING ROOM

15' 10" x 12' 11" (4.83m x 3.94m) Brick fireplace containing wood burning stove. Beamed ceiling. Sash window to front. Central heating radiator. Laminate flooring.

#### KITCHEN/BREAKFAST ROOM

18' 4" x 17' 7" (5.59m x 5.36m) Range of fitted wall and base units. Double stainless steel sink unit. Blue two oven aga previously used to heat hot water.

#### GARDEN ROOM

17' 7" x 11' 5" (5.36m x 3.48m) Window overlooking garden and patio doors to side. Two spotlight fittings. Central heating radiator.

#### REAR HALL/UTILITY AREA

Containing glazed sink. Plumbing for automatic washing machine. Tiled floor.

#### OFFICE

10' 8" x 8' 10" (3.25m x 2.69m) Electric storage heater. Window to side.

#### BOILER ROOM AND STORE

Central heating boilers.

#### FIRST FLOOR

#### LARGE LANDING

Main stairs leading to large landing. Built in hanging cupboards.

#### STORE ROOM

#### MASTER BEDROOM

22' 4" x 16' 3" (6.81m x 4.95m) Two windows to front. Central heating radiator. Archway to:-

#### EN-SUITE SHOWER

Shower unit and wash hand basin.





#### BATHROOM

Panelled bath. Shower cubicle. Low level W.C. Wash hand basin.  
Part panelled walls. Airing cupboard,. Heated towel rail.

#### BEDROOM 2

11' 10" x 9' 11" (3.61m x 3.02m) Built in wardrobe. Window to front.

#### BEDROOM 3

15' 7" x 9' 11" (4.75m x 3.02m) Built in wardrobe. Window to front.

#### BEDROOM 4

16' 8" x 11' 6" (5.08m x 3.51m) Window to side. Inter-connecting  
door to rear section of house.

#### SELF CONTAINED FLAT

#### KITCHEN/BREAKFAST ROOM

#### BEDROOM

14' 8" x 15' 0" (4.47m x 4.57m)

#### SHOWER ROOM

Containing shower unit. W.C. Wash hand basin.

#### FIRST FLOOR

Spiral staircase to:-

#### SITTING AREA

With door to balcony.

#### LIVING ROOM

14' 11" x 14' 8" (4.55m x 4.47m)

#### DINING ROOM/OFFICE

#### BEDROOM

13' 8" x 8' 10" (4.17m x 2.69m)

#### EXTERIOR

The property will be approached over the shared driveway leading to  
substantial parking area and garage 13'0" x 11'0". External entrance to  
cellar 12'6" x 14'6".

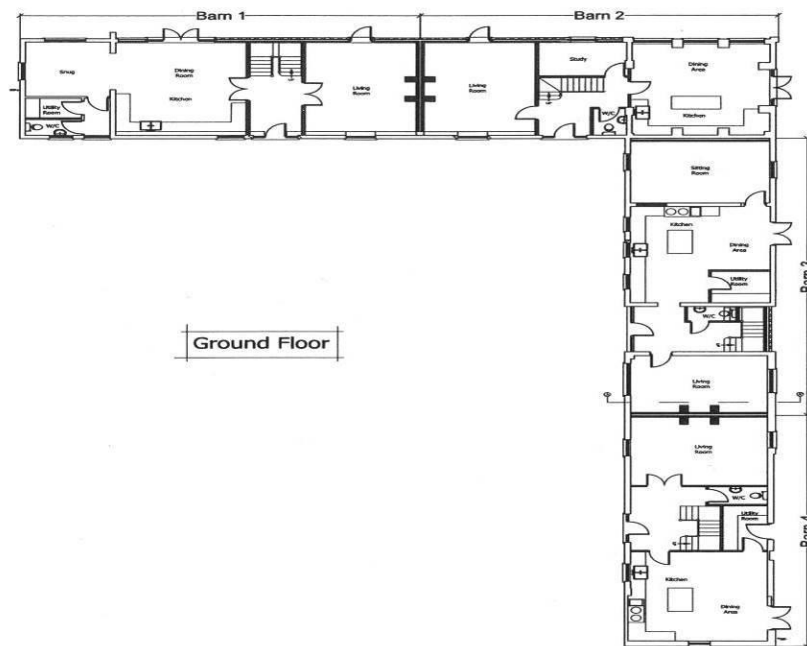
The gardens are to two sides of the property and require attention.  
The total area extends to 0.64 acres.

The property has not been occupied for a period of time, the front  
section requires modernisation but could be occupied. the rear  
section has suffered substantial water damage.

The property provides an exciting opportunity to re-organise and  
modernise the existing to provide a substantial individual property or  
could be divided into two subject to obtaining the necessary planning  
consents.

#### SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.



Ground Floor

## LOT 2

### **YOCKING GATE BUNGALOW. COLOURED YELLOW.** **GUIDE PRICE £125,000 - £175,000**

A detached two bedroom bungalow situated to the rear of the farmhouse in grounds extending to 0.18 acres. the bungalow was originally constructed in 1972 and requires a full scheme of modernisation and possible extension, subject to obtaining the necessary planning consents.

In brief the property comprises:-

Entrance Hall

Living Room ('L' shaped) 24'6" x 17'6"

Kitchen 12'02" x 9'0"

Rear Porch 14'6" x 7'0"

Conservatory 12'10" x 12'10"

Bedroom 11'9" x 10'0". Fitted wardrobes.

Bedroom 12'7" x 12'0". Fitted wardrobes.

Bathroom with bath and wash hand basin.

Separate w.c

Integral Garage 17'0" x 8'6".

## EXTERIOR

The property will benefit from a shared right of access along the driveway. The area included within the property has been cleared of buildings and provides potential to create private gardens and grounds.

## SERVICES

We understand that mains water and electricity is connected.

The property will have to provide its own separate drainage system.  
Oil fired central heating.

## LOT 3

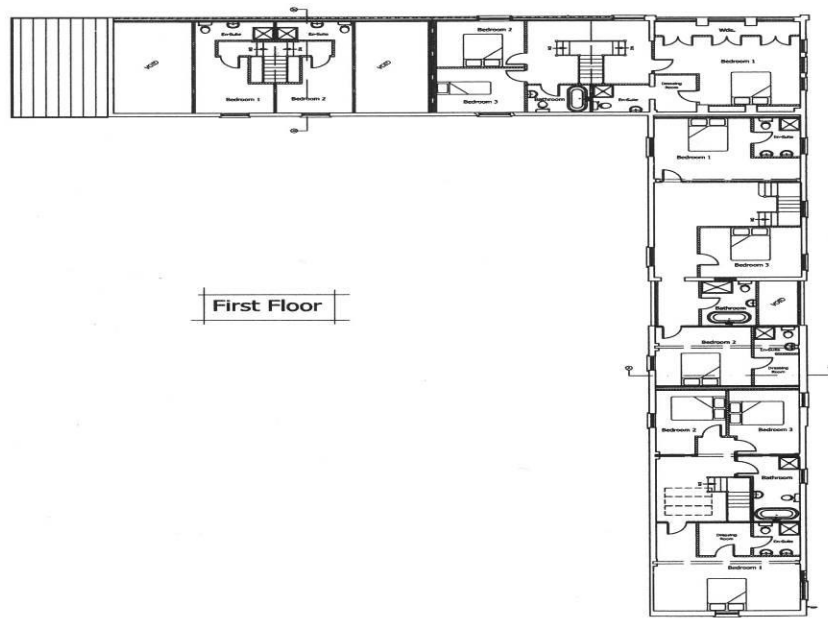
### **TRADITIONAL RANGE OF FARM BUILDINGS FOR** **CONVERSION INTO 4 RESIDENTIAL UNITS TOGETHER** **WITH ADDITIONAL LAND EXTENDING TO 0.94 ACRES** **(COLOURED BLUE)**

### **GUIDE PRICE £200,000 - £300,000**

The traditional farm buildings are formed in a two storey 'L' shaped range with the benefit of planning permission to convert into 4 residential units together with gardens and garaging and courtyard with the benefit of access from Black Park Road.

The buildings extend in total to a gross external floor area of 835sqm and will comprise three number 3 bedroom units and one number 2 bedroom unit.

the scheme allows for the construction of four garages and bike/bin store. Full details on the Shropshire Council website under application number 15/04217.



## ACCOMMODATION

### BARN ONE

Ground Floor

Hall

Living Room

Kitchen/Dining room

Snug

Utility

W.C.

First Floor

Bedroom 1 with Ensuite

Bedroom 2 with Ensuite

### BARN 2

Hall

W.C.

Living Room

Study,

Kitchen/Dining

First Floor

Bedroom 1

Dressing Room

En-Suite

Bedroom 2

Bedroom 3

Bathroom

### BARN 3

Hall

W.C.

Living room

Kitchen/Dining

Utility

Sitting Room

First Floor

Bedroom 1 with En-Suite

Bedroom 2

Dressing Room

En-Suite

Bedroom 3

Bathroom

### BARN 4

Hall

W.C.

Living Room

Kitchen/Dining

Utility

First Floor

Bedroom 1

Dressing Room

En-Suite

Bedroom 2

Bedroom 3

Bathroom





The vendors have had all the modern buildings removed meaning that purchasers will be able to commence works as soon as pre-commencement conditions have been removed.

**LOT 4**  
**PARCEL OF PASTURE ACCOMMODATION LAND**  
**EXTENDING TO 2.00 ACRES (COLOURED GREEN)**  
**GUIDE PRICE £30,000 - £40,000**

The land has recently been re-seeded. There is a small lower lying area to the western boundary. no services are connected to the land. the land will only be sold as an additional option to Lots 1-3.

**LOT 5**  
**PASTURE PADDOCK EXTENDING TO 1.01 ACRES**  
**(COLOURED ORANGE)**  
**GUIDE PRICE £15,000 - £20,000**

The land is located across the road from the farmhouse. The land is presently laid to grass. A right of access granted from adjoining access track. No services connected. the land will only be sold as an additional option to lots 1-3.

**SERVICES**

Lot 1 and 2 benefit from the existing services as detailed above. Lot 2 if sold separately will have to provide its own foul water drainage system. Lot 3 will have to make its own enquiries with the relevant utility providers.

**EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY**

The property is sold subject to all existing electricity and other easements and rights of way whether specified or otherwise.

If the lots are sold separately the rights will be outlined within the contracts of sale.

The public footpath which crossed the development site was diverted as part of the planning application process so the route is outside the area to be sold.

Lot 2 to have a right of way over the drive within Lot 3.

**PLANNING**

Application number 15/04217/FUL for Yocking Gate Farm for the conversion of the redundant farm buildings to 4 residential units and installation of a septic tank was granted dated 20th December 2016.

Application number 18/02022/CPE for the Bungalow at Yocking Gate Farm has a Certificate of Existing Lawful use of Development dated 2nd August 2018. Confirmed use of an agricultural worker dwelling without compliance immune from enforcement action.

**BASIC PAYMENT SCHEME**

No entitlements are included.



## BOUNDARY RESPONSIBILITIES

The sale plan indicates by inward 'T' marks those boundaries which will be the responsibility of each lot.

The external boundaries adjoining the adjoining farmland to be maintained to a minimum standard to be sound and stockproof.

## TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

## O.S. SHEETS

The sale plan is based upon the modern Ordnance Survey Sheets with the sanction of the Controller of H.M.S.O. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan.

## VIEWINGS

Viewings will take place on Wednesdays and Saturdays between 2.00 and 4.00 p.m. or at other times by appointment with the Agents' Tarporley office.

THE BUILDINGS ARE IN A STATE OF DISREPAIR AND EXTREME CAUTION SHOULD BE TAKEN WHEN VIEWING.

## TENURE

We understand the tenure to be freehold

## SALE PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

## MONEY LAUNDERING

In accordance with the above Regulations, the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists:-

## PERSONAL IDENTIFICATION

- 1.Current signed Passport
- 2.Current full UK/EU Photocard Driving Licence
- 3.Inland Revenue Tax Notification
- 4.Firearms Certificate

## EVIDENCE OF ADDRESS

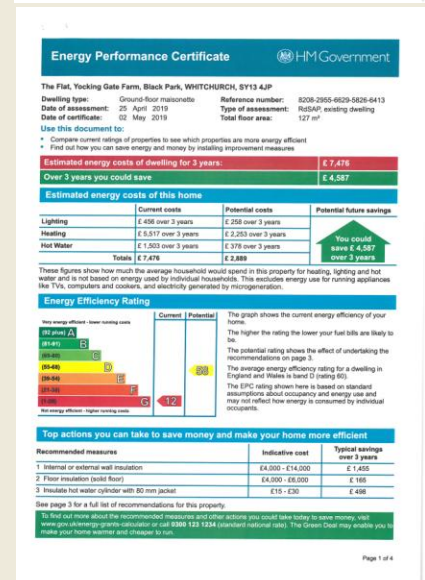
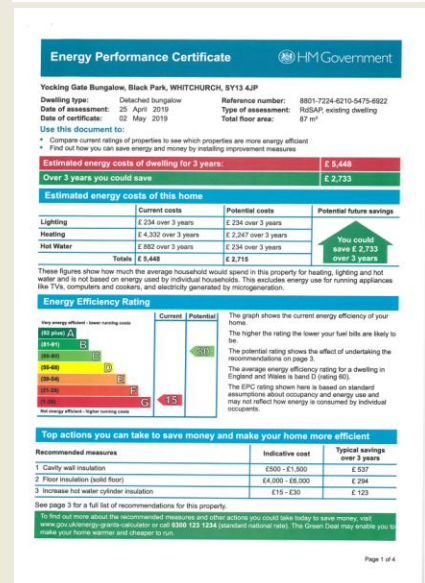
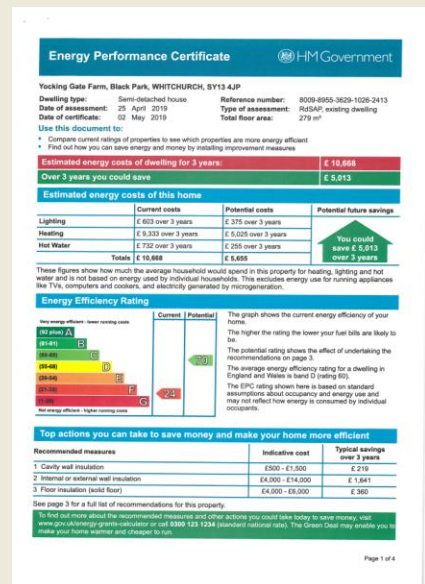
- 1.Current full UK Driving Licence
- 2.Public Utility Bill issued within the last three months
- 3.Local Authority Tax Bill
- 4.Bank, Building Society or other such organisation's statement

For the avoidance of doubt, a Driving Licence may be used to evidence identity or address but not both. If a prospective purchaser is bidding as an Agent, on behalf of the Buyer, proof of identity will be required from both the Bidder and the Buyer, together with a valid letter of authority from the Purchaser authorising the Agent to bid on their behalf. If a Bidder is acting on behalf of a Limited Company, similar documents will still be required, together with written authority from

the Company itself. No cash deposits will be accepted.

## INFORMAL TENDER

The property is for sale by informal tender and any interested parties should submit their offers on the form attached to these particulars of sale by 12 noon on Friday 24<sup>th</sup> May 2019 to Mr N.A. Eckersley FRICS, Wright Marshall Ltd, 63 High Street, Tarporley, Cheshire, CW6 0DR.



## TENDER FORM

### YOCKING GATE FARM, BLACK PARK ROAD, WHITCHURCH, SY13 4JP

I, the undersigned, hereby make an offer(s) (subject to contract) to purchase the above property as described above for the price of:

Yocking Gate Farm as a whole - £ .....

Offer in words .....

Or

LOT 1 – Yocking Gate Farm - £ .....

Offer in words .....

LOT 2 – Yocking Gate Bungalow - £ .....

Offer in words .....

LOT 3 – Traditional Farm Buildings with 0.94 Acres - £ .....

Offer in words .....

LOT 4 – 2 Acres of Accommodation Land - £ .....

Offer in words .....

LOT 5 – Pasture Paddock 1.01 Acres - £ .....

Offer in words .....

1. I understand that if successful I am able to exchange contracts within 4 weeks of being notified by the selling agents and within 2 weeks of receiving a contract from the vendor's solicitors.
2. I confirm that if successful I have the necessary funds available to complete the purchase \*
3. I confirm that I have approval in principle for any borrowing I may require \*  
(\* delete whichever not appropriate)
4. I understand that the vendors are not obliged to accept the highest or any offer.

Signed: .....

Full Name: .....

Address: .....

Post Code: .....

Tel No:..... Mobile.....

If successful my solicitor, to whom a draft contract should be sent, will be:

.....

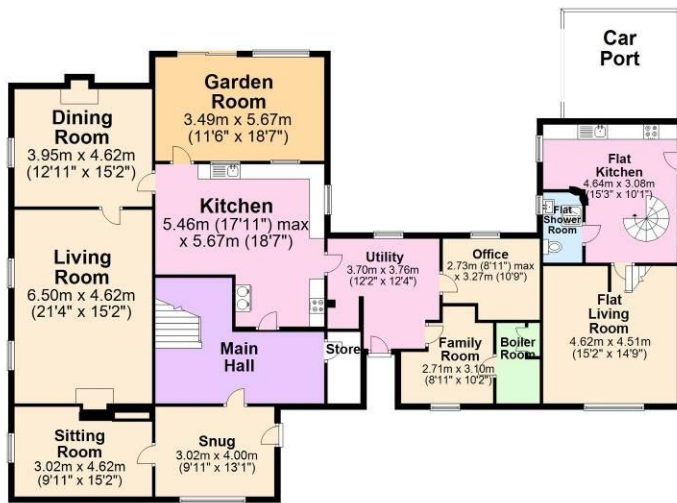
Tel No:..... Contact Name:.....

**This form of tender is to be returned to Mr Nigel Eckersley FRICS  
Wright Marshall Ltd, 63, High Street, Tarporley, Cheshire, CW6 0DR  
and to be received no later than 12 noon on Friday 24<sup>th</sup> May 2019**



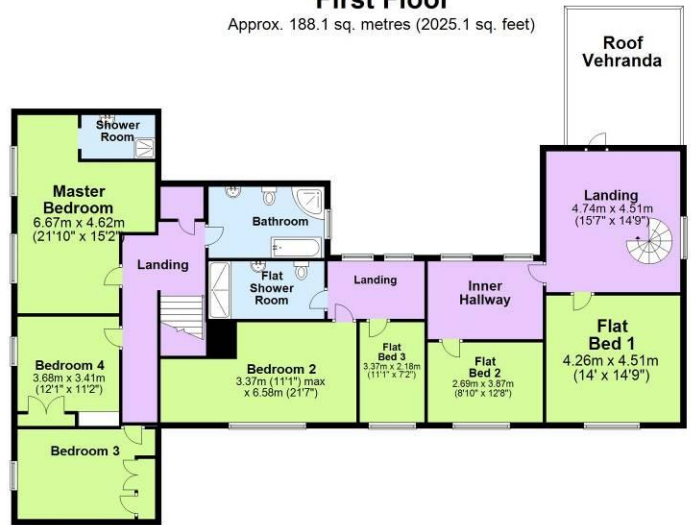
## Ground Floor

Approx. 208.6 sq. metres (2244.9 sq. feet)



## First Floor

Approx. 188.1 sq. metres (2025.1 sq. feet)



Total area: approx. 396.7 sq. metres (4270.0 sq. feet)

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

## Yocking Gate Farm and Flat, Whitchurch

## Ground Floor

Approx. 110.3 sq. metres (1187.6 sq. feet)

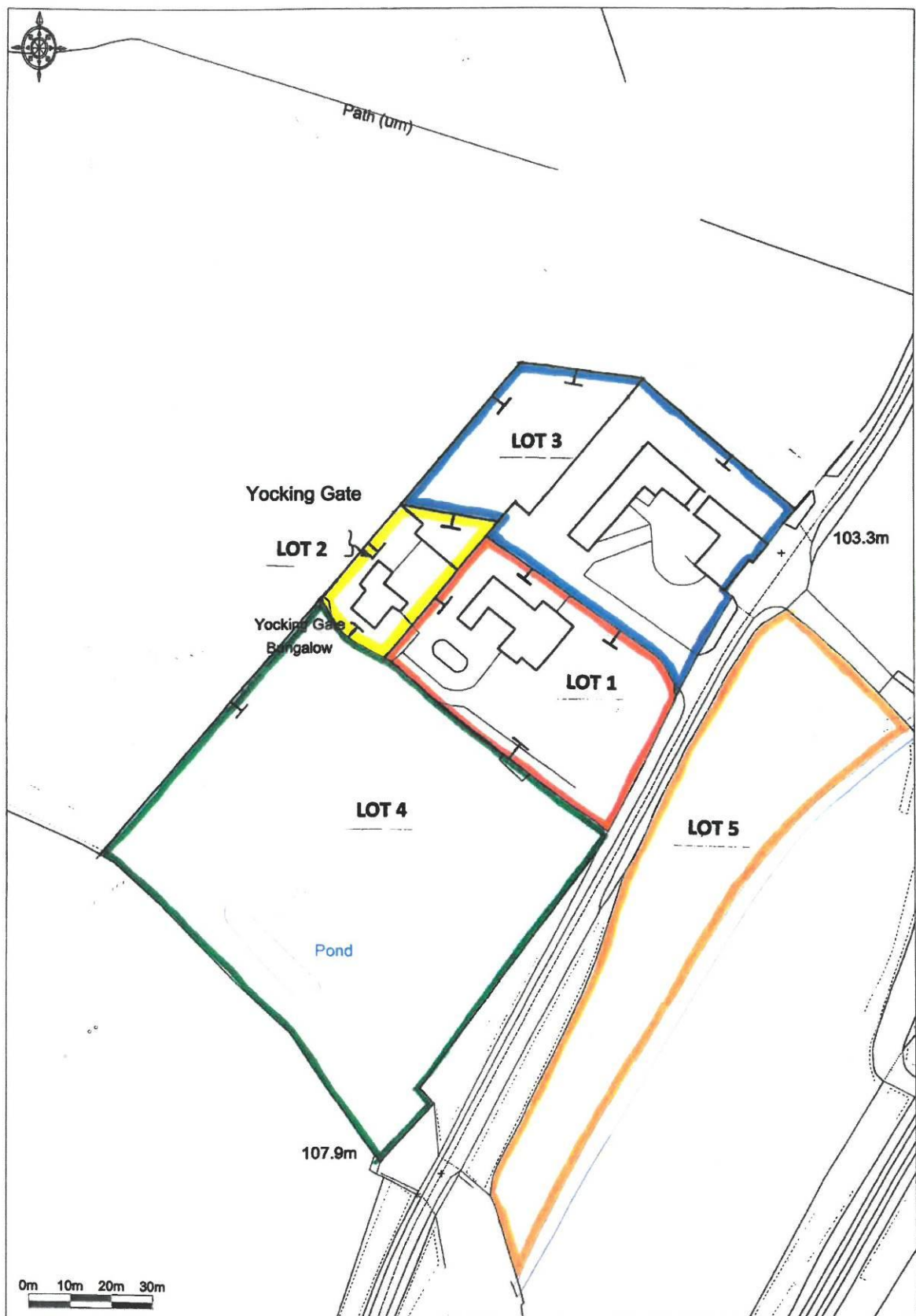


Total area: approx. 110.3 sq. metres (1187.6 sq. feet)

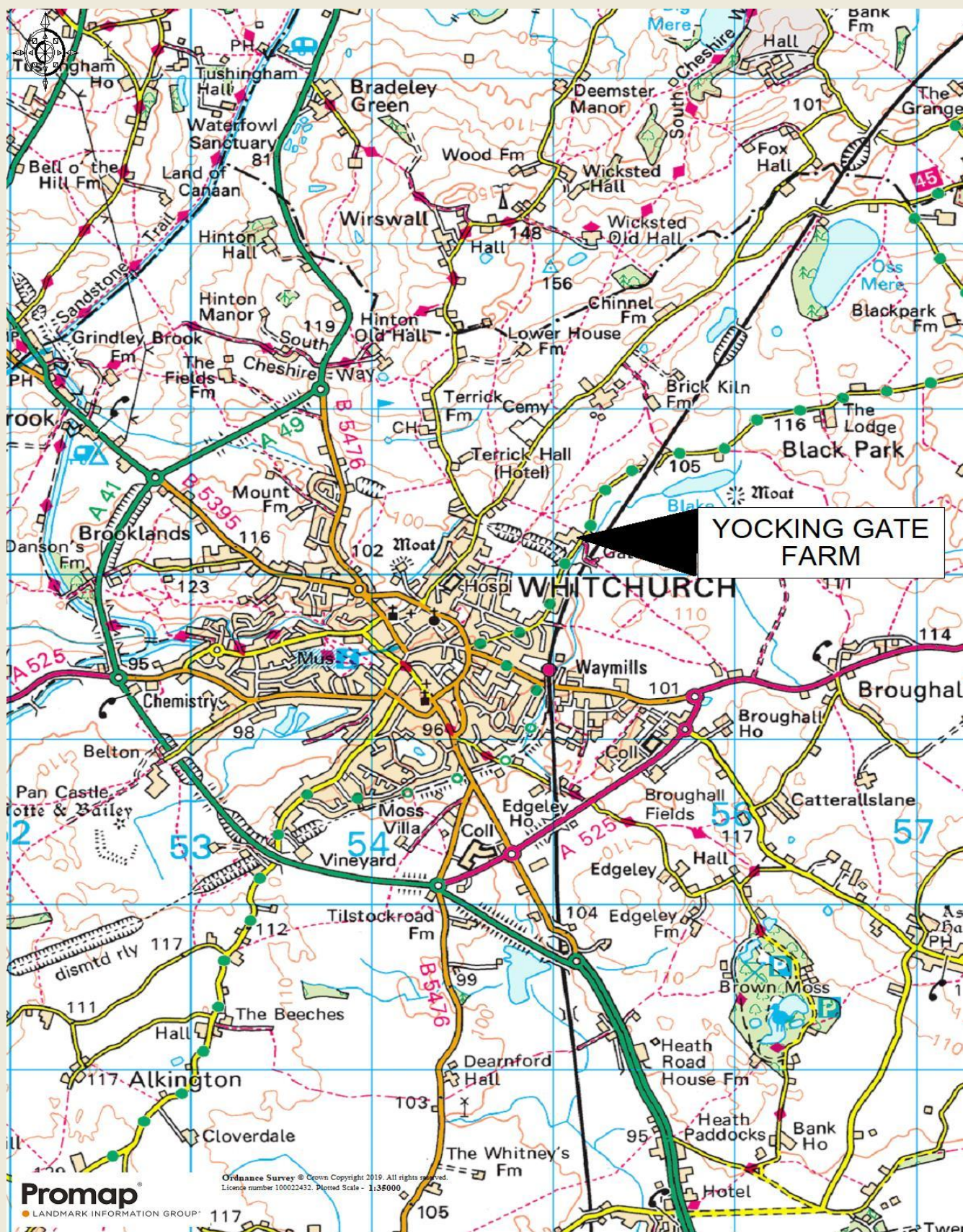
To scale only, not to size  
Plan produced using PlanUp.

## Yocking Gate Bungalow, Black Park, Whitchurch

# YOCKING GATE FARM







Wright Marshall  
Estate Agents

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