



# Graham Watkins & Co.

*Chartered Surveyors, Estate Agents, Auctioneers & Valuers*

69 Derby Street, Leek  
Staffordshire, ST13 6JL  
Tel: 01538 373308  
Fax: 01538 399653  
Email: [info@grahamwatkins.co.uk](mailto:info@grahamwatkins.co.uk)  
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)



**Smithy Farm**  
**Dial Lane, Congleton, Cheshire, CW12 3QN**



# **For Sale By Public Auction**

**(unless sold by private treaty)**

## **Smithy Farm, Dial Lane, Congleton, Cheshire, CW12 3QN**

### **To be offered For Sale in two Lots:-**

#### **Lot One**

Smithy Farm is set in a superb location along Dial Lane, situated close to the towns of Congleton, Biddulph and the market town of Leek. It provides excellent views of the surrounding countryside and down towards the Cheshire Plains. The property comprises a stone and tiled dwelling house which would benefit from further modernisation and improvement but it is considered to have excellent potential along with two stone and tiled agricultural buildings, a range of other buildings and grassland extending to 9.32 acres or thereabouts.

**Guide Price - £300,000 - £350,000**

#### **Lot Two**

This is a block of 5.78 acres or thereabouts of sound grassland and a smaller area of amenity woodland with natural water. The land provides an excellent opportunity to purchase a smaller block of land in its own right.

**Guide Price - £8,000 to £12,000 per acre**

#### **Venue**

**Westwood Golf Club, Newcastle Road, Leek, Staffordshire, ST13 7AA**

**at 7.30pm**

**On Thursday 24th October 2019**



## **Directions**

From Leek, take the A523 Macclesfield Road and after approximately 5 miles, take the left-hand turn onto Beat Lane, signposted for Congleton. Continue along this road for approximately 2.5 miles and the property will be found on the right-hand side, as indicated by the agents 'for sale' board.

## **Situation**

The farm is situated in an idyllic rural location being adjacent to the main road that runs from Rushton Spencer towards Congleton known as Dial Lane, lying approximately 3.5 miles from Congleton, 7.5 miles from Leek and 10 miles from Macclesfield.

## **Lot One**

### **Description**

The property comprises a stone and tiled dwelling house with two stone and tiled agricultural buildings, a range of other buildings and grassland.

The dwelling house would benefit from further modernisation and improvement but is considered to have excellent potential, briefly comprises the following accommodation:-

#### ***Enclosed Entrance Porch***

With PVC double glazed entrance door and side panels, solid floor and stone walls below the PVC panels

#### ***Living Room – 4.12m x 3.34m***

With double glazed window units to front elevation, tiled fire place, fitted shelves and radiator

#### ***Front Room – 3.36m x 3.01m***

With double glazed window units to front elevation, tiled fire place and radiator

#### ***Kitchen – 4.06m x 2.41m***

With double glazed window units to rear elevation, sink unit, red tiled floor and radiator and base cupboards



***Pantry – 2.41m x 2.24 plus recess (maximum)***

With tiled floor, wall and floor units as fitted

***Conservatory – 3.20m x 6.83m***

Constructed of UPVC with radiator, Camray oil fired central heating boiler and patio doors leading to the rear garden. Within the conservatory is:-

***Small Cloakroom***

With low flush WC

***Staircase leading to First Floor Landing – 2.37m x 2.20m with radiator and giving access to:-***

***Bedroom Number 1 – 3.04m x 3.37m***

With double glazed window unit to front elevation and radiator

***Bedroom Number 2 – 3.36m x 3.88m***

With double glazed window unit to front elevation and radiator

***Bathroom – 2.41m x 3.87m (maximum)***

With double glazed window unit to the rear elevation, cupboard with hot water cylinder, bath, wash hand basin, low flush WC and radiator



### Outside

To the front of the property there is a small garden area with central path and floral beds to either side and to the rear is a further garden area with lawn and concrete paved path to allow access around the rear of the property.

### Farm Buildings

These lie in close proximity to the dwelling and it is considered that some of buildings may have potential for alternative uses subject to necessary consents. Interested parties should make their own enquiries to the relevant authorities in this regard.

Adjacent to the dwelling house there is a ***brick and corrugated store – 4.67m x 2.89m***  
With concrete floor

Front concrete yard giving access to a ***stone and corrugated Lean To – 1.85m x 2.35m***  
Used for storage purposes with concrete floor

Adjacent there is a ***Stone and Tiled Shippon for 6 – 3.72m x 5.71m***

***Timber and corrugated Hay Barn – 4.05m x 9.07m with Lean To***  
In dilapidated condition

***Timber and Corrugated Store – 5.78m x 6.39m***  
In dilapidated condition

***Stone and Tiled Range***  
Comprising former W.C

Adjacent there is a ***Former Pig Cote – 1.44m x 3.12m***

***Stone and Tiled Range – 6.47m x 3.77m*** with an adjacent ***Loose Box – 3.00m x 3.71m***

***Timber and corrugated Lean To – 3.78m x 6.14m***



Adjacent there is a **Concrete Yard Area** having separate access from the main road, adjacent to which there is a

***Timber and Corrugated Store – 4.95m x 11.10***

With concrete floor

Adjoining which there is a **Concrete Block and Corrugated Shippon for 8 – 6.70m x 4.63m**

A short distance away from the homestead there is a **Concrete Block and Asbestos Nissan Building – 10.62m x 5.35m** previously been used as a Shippon for 11 with concrete floor

**Land**

The land is relatively level in nature and is in good heart, all laid to permanent pasture. There is a small area of amenity woodland, with a natural stream running through providing a drinking water source for livestock.

The land is edged in red on the attached plan.

<b><u>Description</u></b>	<b><u>Size (Ha)</u></b>
Grassland	3.40
Homestead	0.19
Amenity Woodland	<u>0.18</u>
3.77 Hectares or 9.32 Acres or thereabouts	



The purchaser will be required to erect and maintain a stock proof fence between points A, B, and C as shown on the attached plan. Please see conditions of sale in relation to this.

**Services**

We understand that the property is connected to mains electricity and also has the benefit of a natural water supply to the dwelling and buildings, and drainage by private means. Please see the conditions of sale for full details.

**Please Note**

There is a small area of land on the opposite side of the road to the homestead which has been used for many years by Mr George Hudson deceased whose executors are selling the property. The executors will pass on to the purchasers such rights for use of the land that they have if any.

## **Lot Two - Land extending to 5.78 Acres or thereabouts**

### **Land**

The grassland is relatively level in nature and is in good heart being laid to permanent pasture. There is an area of amenity land including mature woodland, with a natural stream running through providing drinking facilities for livestock.

The land lies adjacent to Lot One and will be of particular interest to the purchaser of lot one to acquire additional land if required or to those wishing to purchaser land in its own right as a separate block of land.

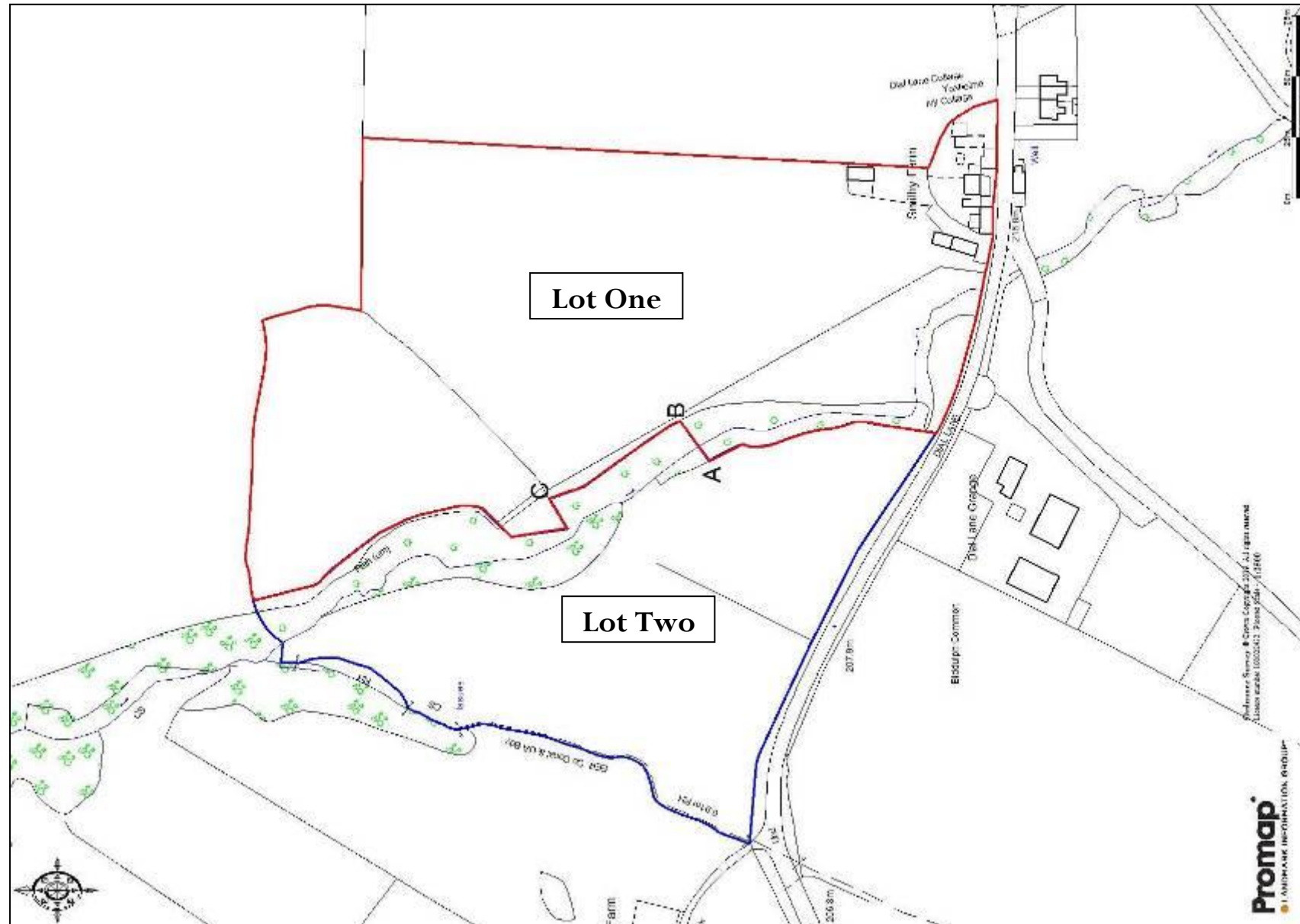
The land is edged in blue on the attached plan.

<b><u>Description</u></b>	<b><u>Size (Ha)</u></b>
Grassland	1.90
Amenity/Woodland	<u>0.43</u>
	2.33 Hectares or 5.78 Acres or thereabouts



**FOR IDENTIFICATION ONLY – NOT TO SCALE**

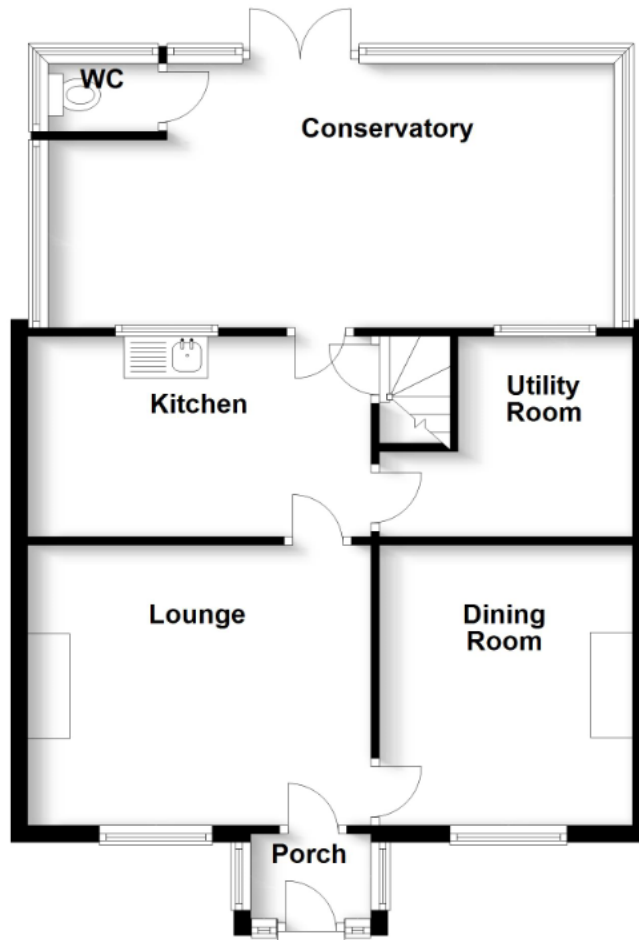
This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.  
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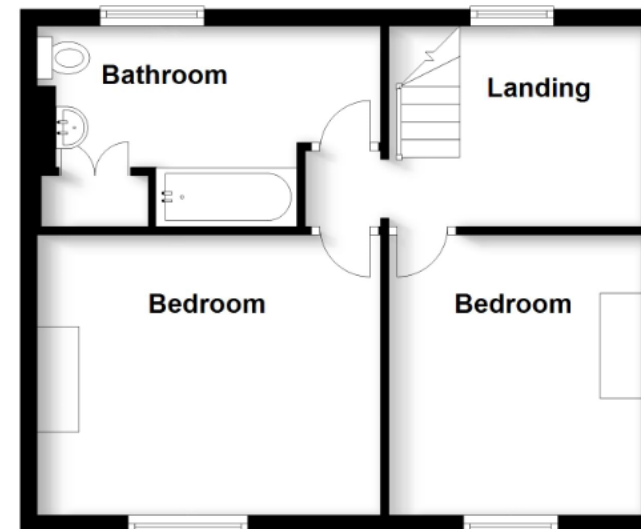
### Ground Floor

Approx. 703.8 sq. feet



### First Floor

Approx. 451.2 sq. feet



Total area: approx. 1154.9 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

# Energy Performance Certificate



Smithy Farm, Dial Lane, CONGLETON, CW12 3QN

Dwelling type: Detached house  
 Date of assessment: 23 September 2019  
 Date of certificate: 23 September 2019  
 Reference number: 0766-2867-7713-9821-8105  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 106 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

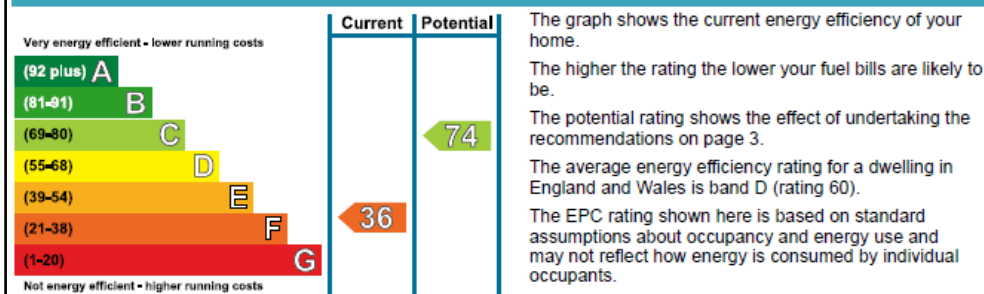
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,191</b>
<b>Over 3 years you could save</b>	<b>£ 1,923</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 219 over 3 years	
Heating	£ 3,351 over 3 years	£ 1,785 over 3 years	
Hot Water	£ 546 over 3 years	£ 264 over 3 years	
<b>Totals</b>	<b>£ 4,191</b>	<b>£ 2,268</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,071
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 99
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### **Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

### **Basic Payment Scheme**

The land has been registered with the RPA, but for the avoidance of doubt no entitlements are included with the sale although they will be available by separate negotiations should they be required.

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### **Wayleaves and Easements**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Conditions of Sale**

The conditions of the sale will be deposited at the offices of the auctioneers and the vendors solicitors seven days prior to the sale. They will also be available for inspection in the sale room on the day of the sale but will not be read at the sale.

### **Guide Price**

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

### **Money Laundering Regulations 2017**

Please note under the above regulations all potential buyers who intend to bid at property/land auctions must register prior to the commencement of the auction and provide two forms of 'ID'.

- A photographic ID, such as a current passport or new style UK driving licence.

AND

- A utility bill, bank or building society statement, or credit card bill issued within the previous three months, providing evidence of residency at the correspondence address.

Registration facilities are available in the auction room from 6:30pm.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### **Viewing**

Strictly by appointment only arranged through the Agents. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308

### **Mortgage Provision**

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting



### **Solicitors**

Mr James Proctor  
SAS Daniels LLP  
Riverside  
Mountbatten Way  
Congleton  
CW12 1DY  
Tel: 01260 282300

### **Thinking of Moving?**

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.  
Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

### **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.co.uk](http://www.primelocation.co.uk)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

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