



Middle Brown Edge Farm  
Newtown, Biddulph



## Middle Brown Edge Farm

Newtown

Biddulph

Stoke-on-Trent ST8 7SW



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5.05 ac

An exciting opportunity to acquire a traditional smallholding, offering a farmhouse in need of modernisation, a pleasant range of traditional outbuildings, and adjoining grassland extending to a total of approximately 5.05 acres (2.04 ha).

The property occupies a rural yet accessible location, with picturesque views across the surrounding countryside and considered to be perfect for those with equestrian, hobby farming or amenity interests.

**For sale by Public Auction at 3pm on Monday 20<sup>th</sup> July 2026**

**at The Agricultural Business Centre, Bakewell DE45 1AH**

**Guide Price: £550,000 - £600,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

### Location:

The property situates on the edge of the rural hamlet of Newtown, just north east of Biddulph town (2.8 miles), where a wide range of amenities can be found. Further nearby towns and villages include; Biddulph Moor to the south (1.7 miles), Congleton to the northwest (4.5 miles), Leek to southeast (6.3 miles), and Kids Grove to the southwest (7.3 miles). The property boasts far-reaching rural outlooks and easy access to good transport links.



# Farmhouse

The stone built farmhouse offers a renovation project, in need of internal modernisation and refurbishment, but with ample opportunity for a purchaser to adapt and extend to their taste (subject to consents). Set back from the roadside, the farmhouse occupies a pleasant position, with accommodation across two floors and suited to family living. On the ground floor, the accommodation briefly comprises a living room, kitchen diner, sitting room, and an entrance hallway with under stairs storage. The first floor offers two double bedrooms, a single bedroom, and a family bathroom.

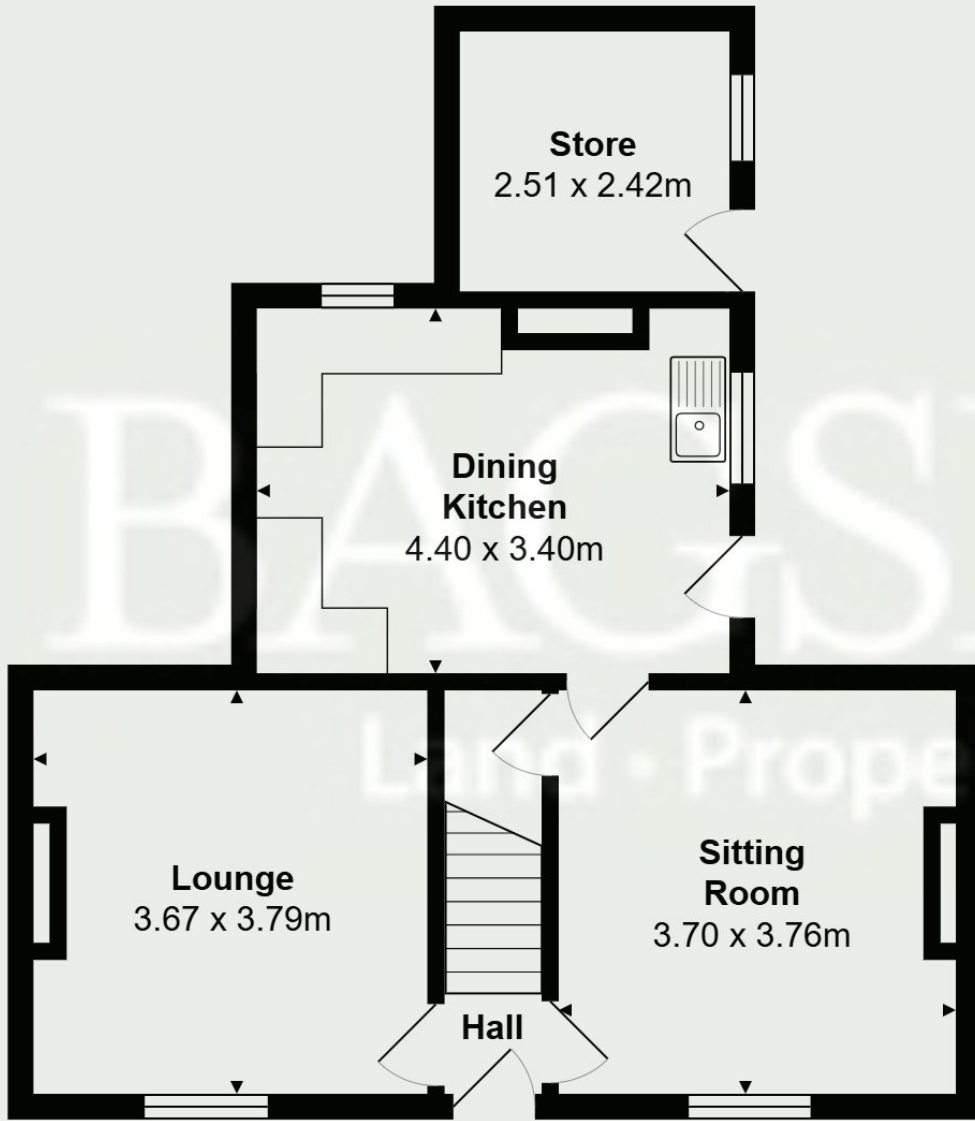
## Externally

Externally, the farmhouse offers pleasant lawned gardens to the front with planted borders and a patio area for outside seating and dining. The property benefits from a private driveway from the roadside giving entrance to a yard area with parking availability for multiple vehicles.

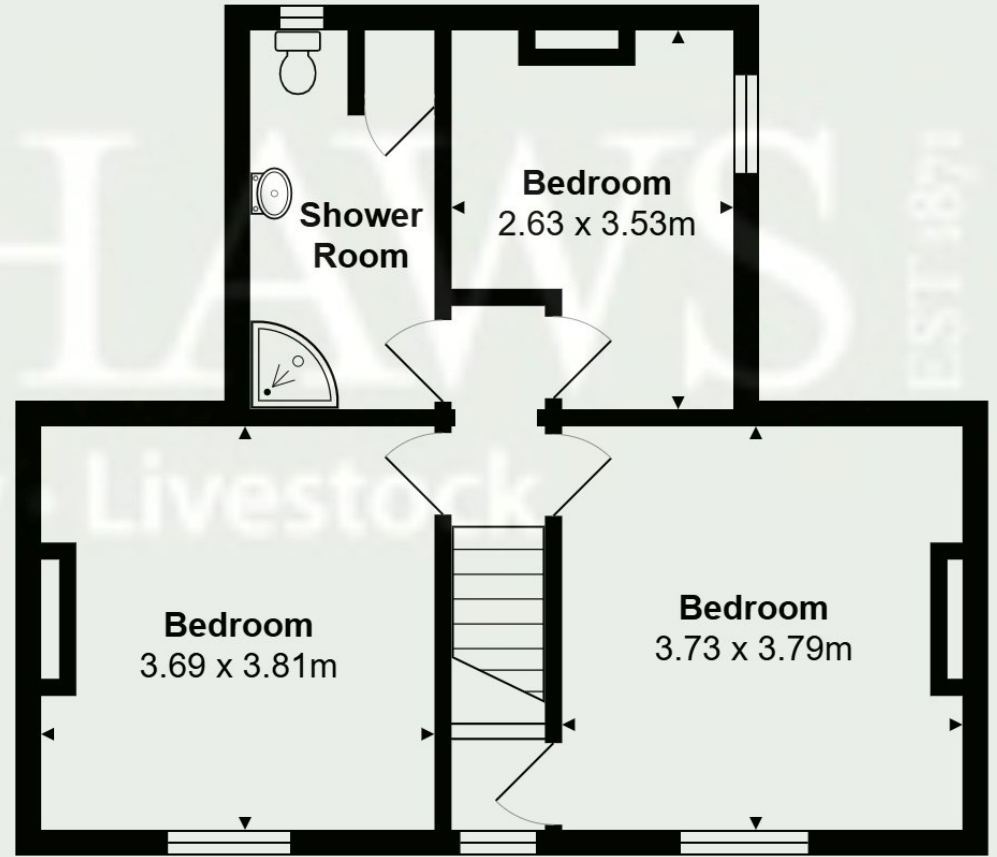


Total Area: 103.4 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



Ground Floor



First Floor

# Buildings

The buildings include a small range of traditional agricultural outbuildings, all located to the rear of the farmhouse, slightly aged and in need of some repairs but offering flexibility in their uses with much potential.

Briefly, the buildings comprise of;

1. Single storey brick built 'L shape' barn (75 m<sup>2</sup>)
2. Single storey brick built lean-to housing cubicles
3. Block built lean-to housing former cow stalls (34 m<sup>2</sup>)
4. Block built building within the field (22 m<sup>2</sup>)
5. Brick built Dutch barn within the field (28 m<sup>2</sup>)
6. Two bay timber framed pole barn with lean-to within the field (64 m<sup>2</sup>)

The brick buildings within the farmyard adjoin the farmhouse to the rear, offering huge potential for conversion to extend the farmhouse living accommodation (subject to the necessary planning consents).



# Land

The grassland is in good heart, extending and is accessible from the farmyard area to the rear of the house. The land is suitable for mowing and grazing of livestock and horses, bounded by dry stone walling and post and wire fencing.

There is the opportunity to purchase an additional parcel of adjoining land subject to separate negotiation, extending to approximately 5.26 acres and benefitting from separate access off a private track.



# General Information

## Directions:

From Biddulph Moor village centre head northeast along Rudyard Road, heading for Top Road. Turn left onto Top Road and continue for approx. 1.0 mile, following the road round to the left merging onto Newtown Road. The property can be found approx. 300 yards down on the right hand side, indicated by our 'For Sale' board.

What3words: ///tigers.Dislikes.clinches

## Services:

The property benefits from mains water and electricity, private drainage via a septic tank, with solid fuel heating.

## Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

## Fixtures and Fittings :

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: Bakewell@bagshaws.com.

## Sporting, Timber and Mineral rights:

Sporting, mineral, and timber rights are included as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. There are two public footpaths across the property, one through the parcel of land to the rear, and a second through the yard. Overhead wires run across the property; it is assumed the correct wayleaves are in place.

## Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 20<sup>th</sup> July 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

## Vendor's Solicitors:

Bowcock and Pursaill, 54 St. Edward Street, Leek, Staffordshire ST13 5DJ

## Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek, Staffordshire ST13 6HQ

**Council Tax Band:** E      **EPC Rating:** F

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.



### Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

### Deposits & Completion:

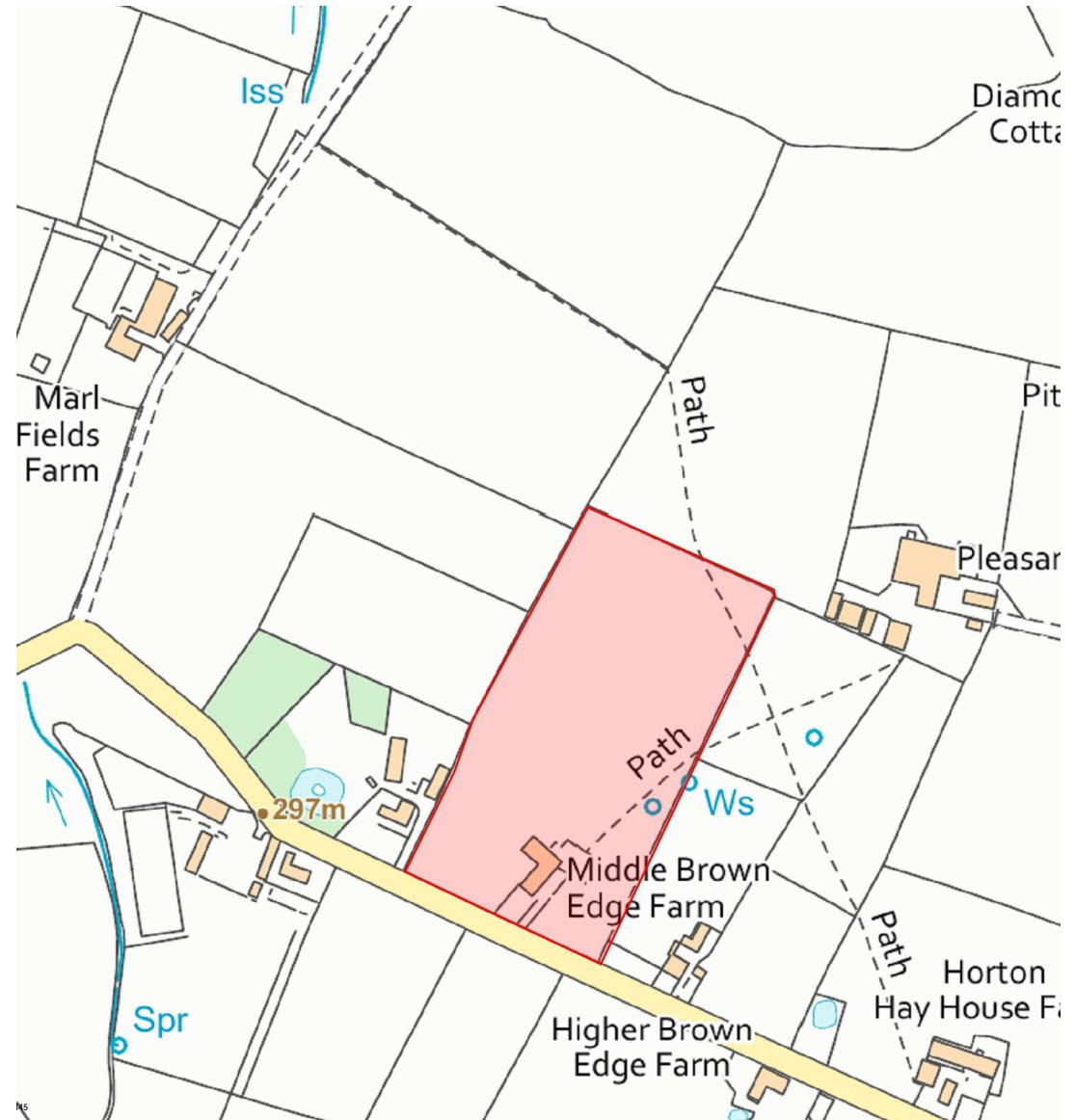
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

### Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just 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.

### Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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