



Cloud Park Farm Congleton

Cloud Park Farm, Dial Lane, Congleton, Cheshire CW12 3QJ

An opportunity to purchase a spacious rural property, providing development possibilities, situated in a sought-after location on the Staffordshire and Cheshire border. With views overlooking the surrounding countryside, the property includes a substantial six bedroom farmhouse, barn with planning consent, together with approximately 9.54 acres (3.86 ha) of grassland and gardens. The property is available as a whole, or in two lots.

Guide Price:

House and grounds £750,000

Barn with consent £475,000

Location:

Cloud Park Farm is situated in a rural but accessible location, being a short distance from the town of Congleton (4.0 miles), where a range of amenities can be found including primary and secondary schools, doctors, number of eateries and public houses and retail shops.

Congleton train station is just under just 2.5 miles away, with the M6 motorway within 11 miles.

Further nearby locations include;

- Leek (7.2 miles)
- Macclesfield (10.6 miles)
- Sandbach (11.0 miles)
- Stoke-on-Trent (14.0 miles)
- Knutsford (17.9 miles)
- Manchester (29.0 miles)

Directions:

From the town centre of Congleton, head north west on the Clayton Bypass (A34), continuing straight over the roundabout with the fuel station on your left. At the traffic lights, turn right onto the A54, proceeding down the hill and over the bridge. Take the second exit at the roundabout onto Mountbatten Way, continue along this road and then take the second exit at the roundabout onto the A527, signposted for Biddulph.

Continue along this road for approx. 1.1 miles, and then turn left at the traffic lights onto Reade's Lane. Follow Reade's Lane for approx. 1.7 miles, continuing up the hill, as the road straightens take a left turn onto Gosberryhole Lane, identified by our 'For Sale' board. The property can be found on your left, approx. 300 yards along the lane.





The property is offered for sale as a whole or in 2 lots, as follows;

Lot 1

Shown shaded red on the plan, Lot 1 extends to approximately 1.34 acres (0.54 hectares) and includes the detached farmhouse, range of outbuildings and extensive gardens.

The dwelling offers extensive accommodation over two floors, extending to circa 288.64 m². Being in need of some modernisation and updating, the accommodation briefly comprises;

- Entrance Hall, Dining Room, Kitchen, Breakfast Room, Bathroom, Lounge and Study.
- Five Bedrooms, with Master bedroom having an en suite bathroom and dressing room, Family Bathroom.

Planning consent has been granted to convert the dwelling into two x three bed roomed dwellings. A copy of the proposed plans are attached.

The buildings are of great benefit to the property, with the detached garden store/ workshop (9.94m x 4.32m), being part two storey and offering potential for a range of uses, subject to obtaining the necessary planning consents.

A detached garage (6.9m x 4.78m) offers useful storage space, or indeed development opportunities.

The property is surrounded by gardens, mostly laid to lawn with a variety of mature shrubs and trees, and a brook lying to the south westerly boundary. A large parking area provides ample parking for multiple vehicles.

Lot 2

Shown shaded in blue on the plan, this includes a brick-built agricultural building, with the benefit of planning permission for residential use. The plans indicate spacious open plan living, which has a wonderful outlook over the surrounding countryside; most notably to the North over the Cheshire plain and the escarpment rising to The Cloud summit, and four bedrooms.

Included within this lot is adjoining grass and woodland, extending to some 8.20 acres (3.32 hectares) in total. the land lends itself to agricultural or equestrian use, or indeed managed to enhance the environment.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777 or bakewell@bagshaws.com.

Services:

Mains electric and mains water are connected, with drainage via private means. Oil Fired central heating to the farmhouse.

Basic Payment Scheme and Environmental Stewardship:

There are no entitlements available. The land is not currently entered into an Environmental Stewardship scheme.

Tenure & Possession:

The property will be sold freehold, with vacant possession upon completion.

Rights of way, wayleaves and easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. Specifically and if the properties are sold separately, there would be a right of way to both properties through the current entrance and drive into the property from Goseberryhole Lane.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Local Authority:

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

Council Tax Band:

The property is registered with Staffordshire Moorlands District Council as band G.

EPC Rating:

To be confirmed

Money Laundering Regulations:

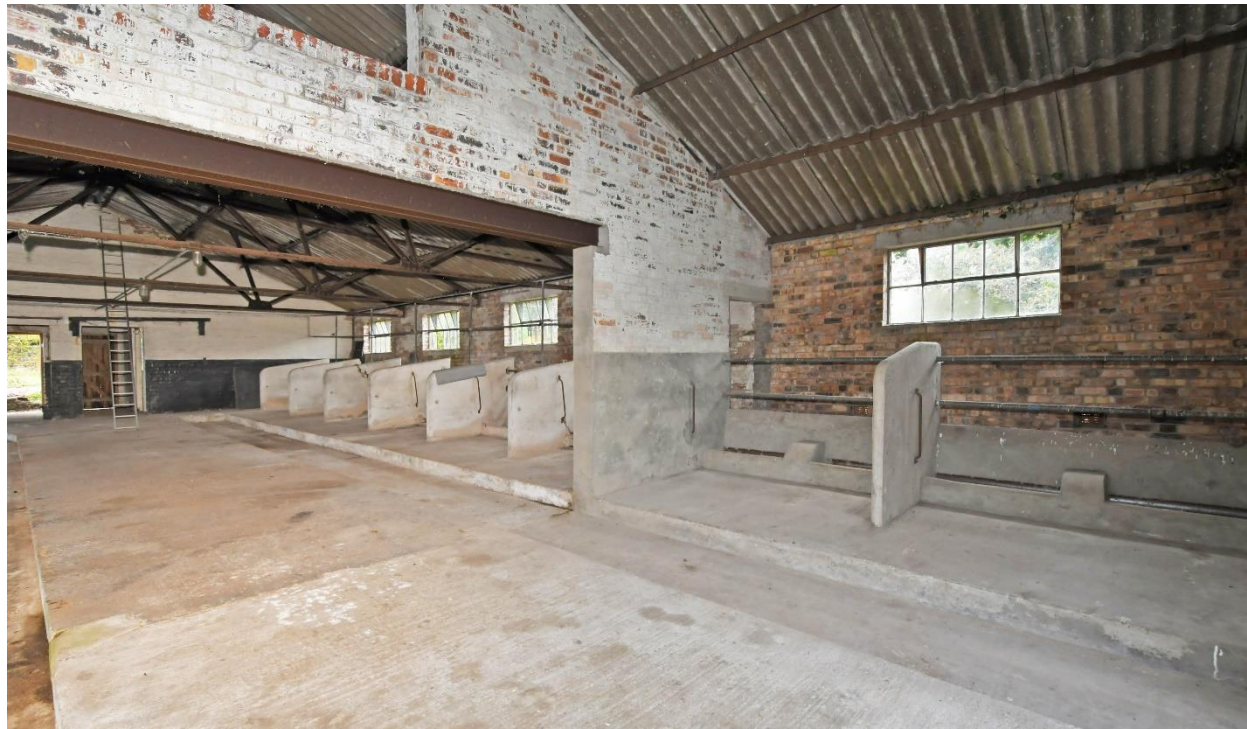
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

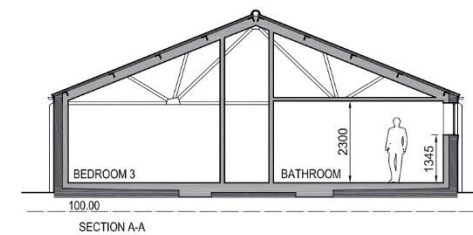
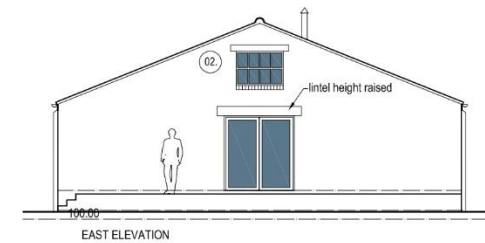
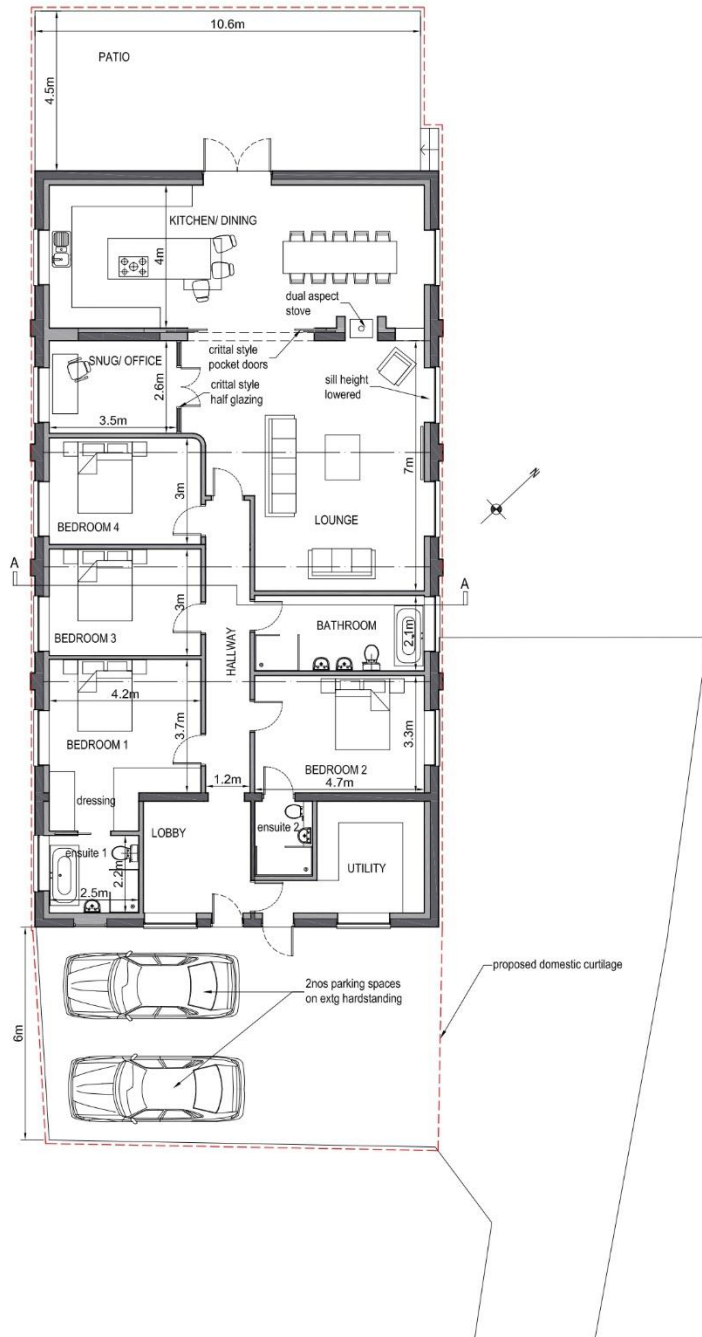
Planning permissions:

Full details are available on the Staffordshire Moorlands website

(<https://www.staffs Moorlands.gov.uk/article/746/Planning-applications>), however the relevant applications are:

- Conversion of Agricultural building: DET/2022/0033.
- Conversion of Farmhouse to two dwellings: SMD/2022/0461.





MATERIALS KEY

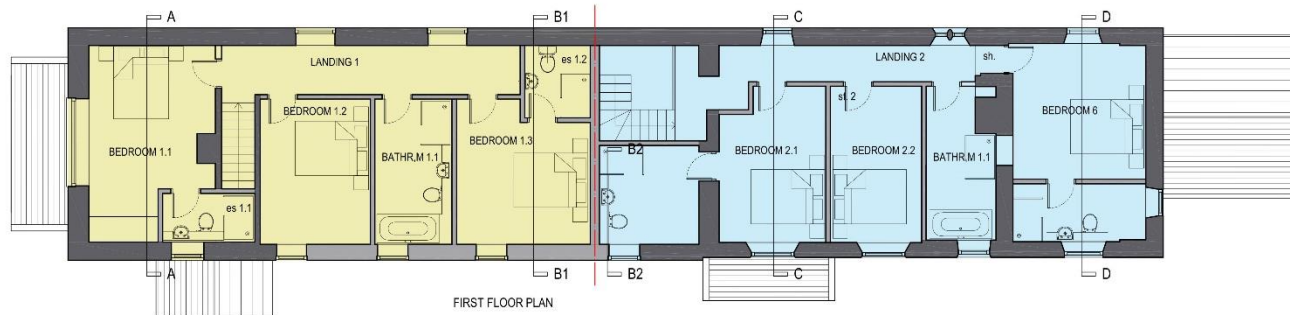
- 01. Staffordshire blue plain clay tile
- 02. red facing brick
- 03. metal framed windows with single glazed units
- 04. black plastic rainwater goods against timber fascia
- 05. timber door and frame

0 1 2 3 4 5m

Revisions

A	Roof material revision from profile sheet to Staffordshire blue plain clay tile	20.10.22
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job: Cloud Park Farm, Dial Lane, Congleton Barn Conversion			
site: Floor Plan, Sections and Elevations as Proposed			
date: 17.03.22	scale: 1/100 @ A2	drawn by: RA	dwg. no.: CPFB-02
		rev: A	
 ian Ankers architecture Building and Design Consultants Ryecroft Farm, Rushton Spencer, Macclesfield, SK11 0RP t: 01290 548844 e: rosa@ianankers.co.uk w: www.ianankers.co.uk			

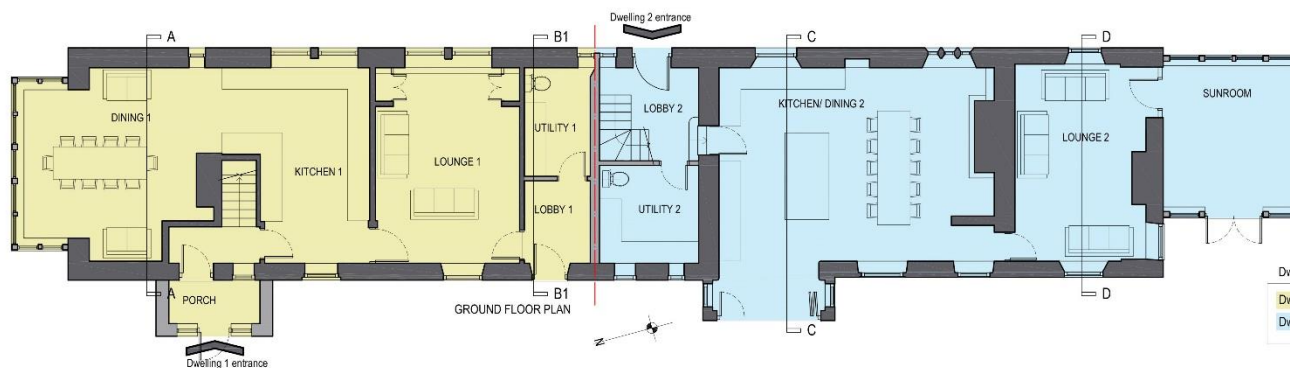


FIRST FLOOR PLAN



SOUTH ELEVATION

100.00



GROUND FLOOR PLAN

Dwelling Areas

Dwelling 1: 195m²

Dwelling 2: 216m²



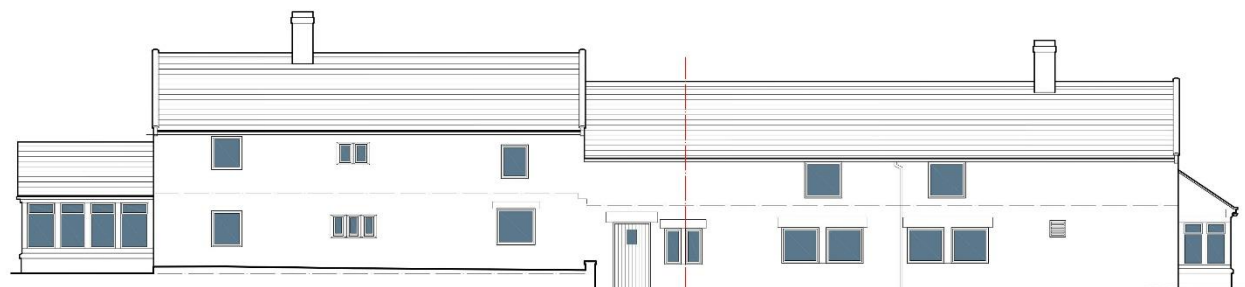
NORTH ELEVATION

100.00



WEST ELEVATION

100.00



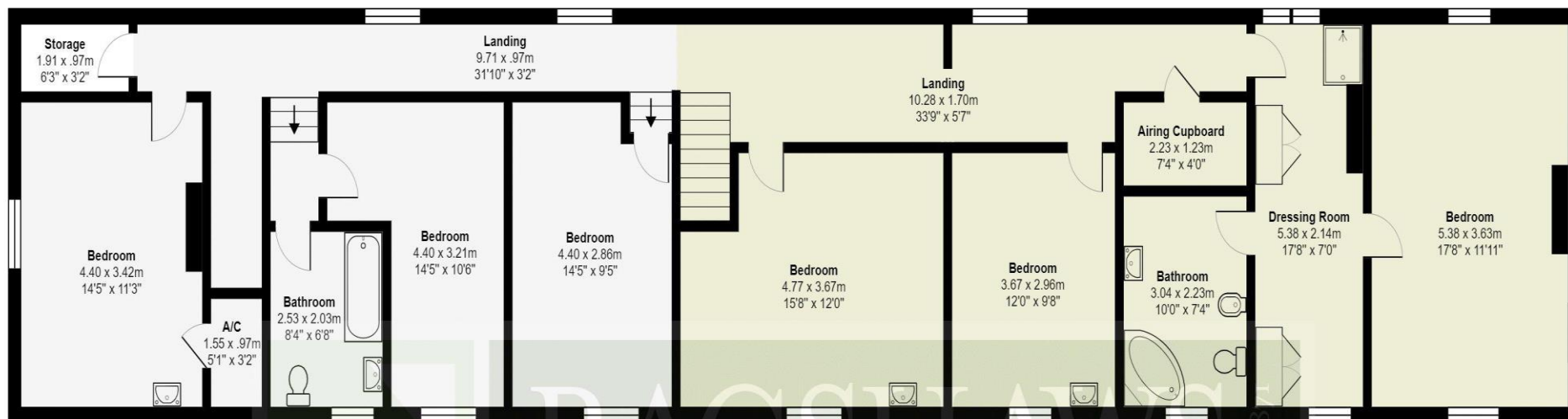
EAST ELEVATION

100.00

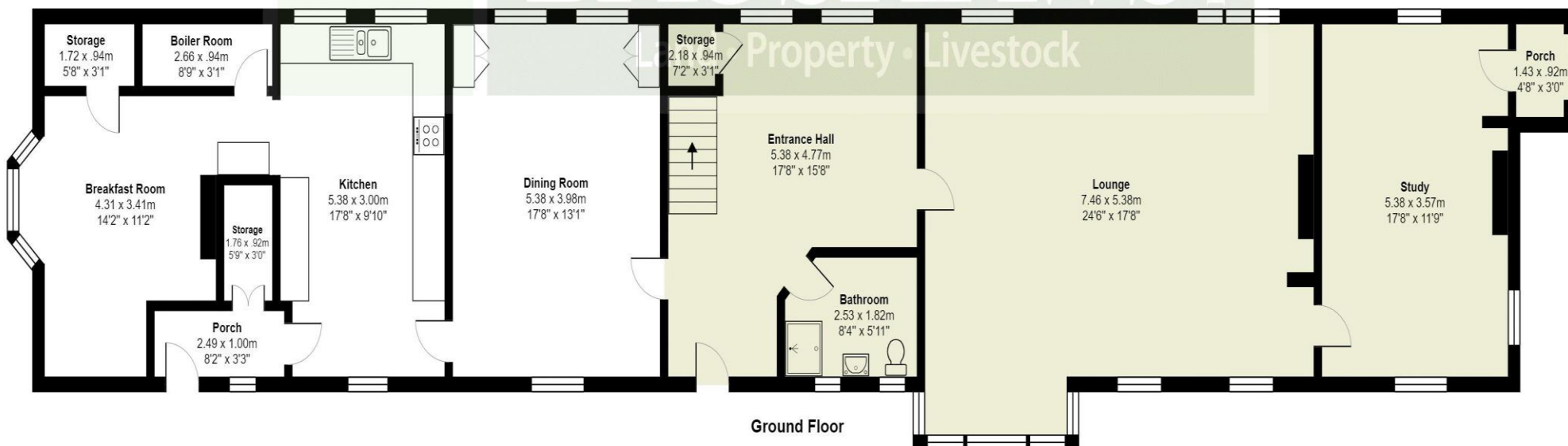
Revisions

job: Cloud Park Farm, Dial Lane, Congleton Division of Dwelling				
title: Floor Plans, Sections and Elevations as Proposed				
date:	scale:	drawn by:	dwg. no.:	rev.:
30.03.22	1/100 @ A2	RA	CPFH-02	.
 ian ankers architecture Building and Design Consultants Ryecroft Farm, Rushton Spencer, Macclesfield, SK11 0RP t 01260 546944 e ross@ianankers.co.uk w www.ianankers.co.uk				

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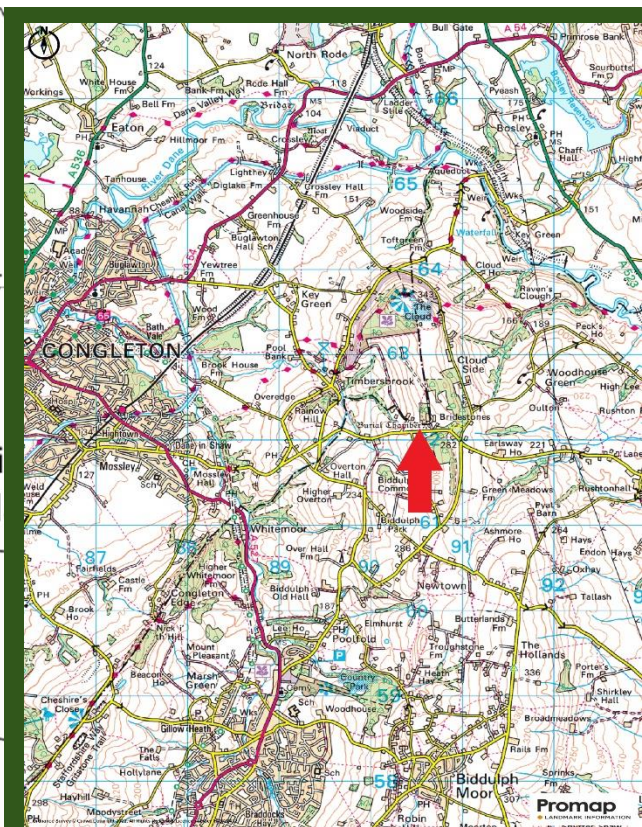
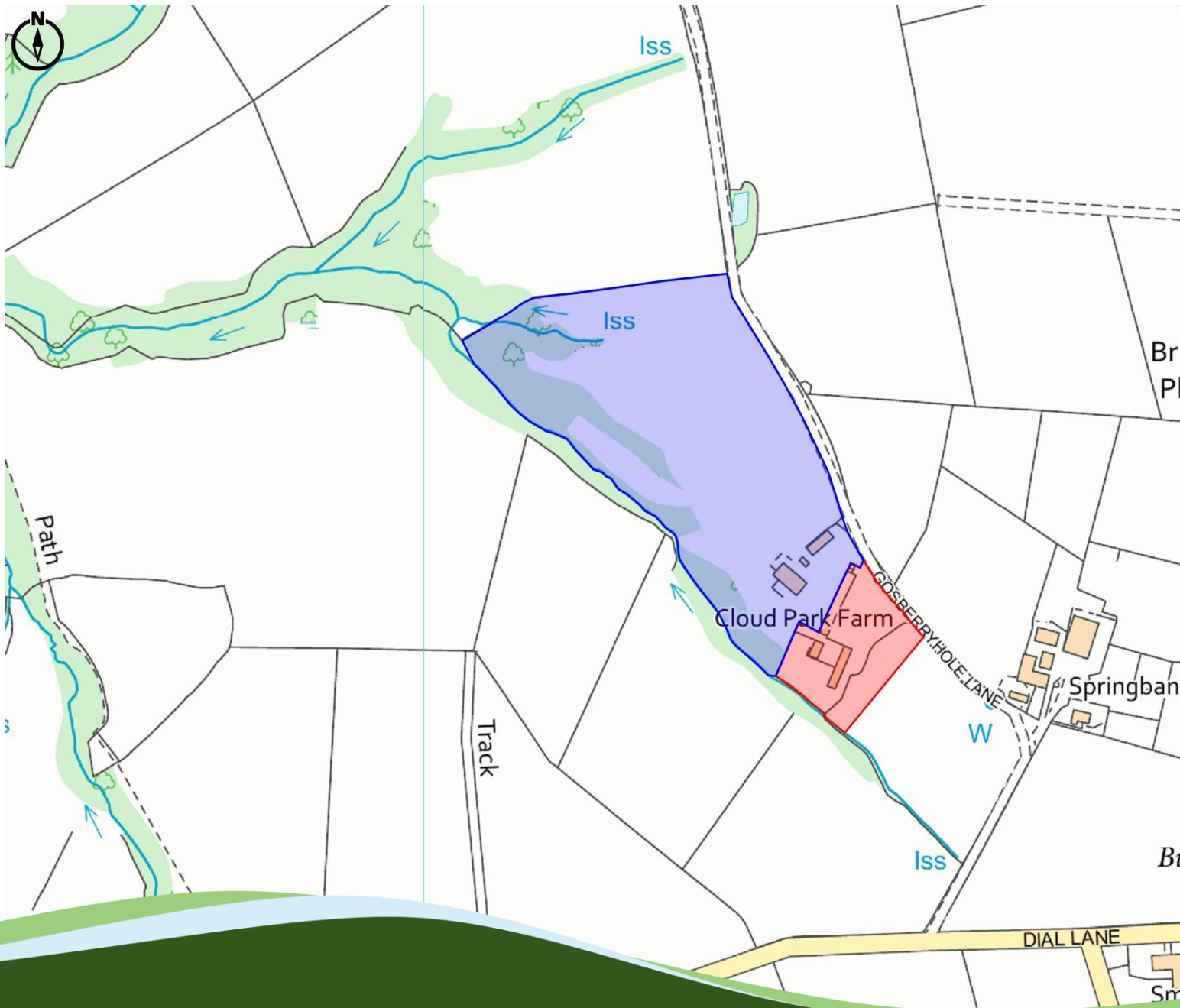


First Floor



Ground Floor

All measurements are approximate and for display purposes only



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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