



Edge Hill Farm
Congleton

Edge Hill Farm
Congleton Edge Road
Congleton
Cheshire CW12 3JJ



3



2



2



Lot 1—6.07 ac



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Lot 2—2.92 ac



Edge Hill Farm presents a rare and exciting opportunity to acquire an attractive smallholding in a highly accessible, edge-of-town position, suiting those with equestrian and/or smallholder interests. The property offers a traditional three-bedroom farmhouse, together with a range of traditional and modern outbuildings that are highly flexible in their uses, and adjoining paddocks all together extending to approximately 8.99 acres (3.64 hectares).

The property is offered as a whole, or in two lots.

For Sale by Private Treaty.

Guide Prices - As a whole: £925,000

Lot 1: £875,000 Lot 2: £60,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Edge Hill Farm

Location:

Edge Hill Farm boasts a semi-rural position, with the convenience of town amenities within immediate proximity, whilst offering countryside views across the adjoining land. Congleton is a sought-after location with a wide range of services including doctors surgeries, public housing, primary and secondary schools, shops, and eateries. With good transport links, the property sits just 1.5 miles from Congleton Train Station and 9.0 miles from the junction 17 M6. Further nearby towns include: Leek to the southwest (9.8 miles), Sandbach to the west (10.0 miles), Macclesfield to the north (11.2 miles), and Middlewich (13.2 miles). Manchester airport locates 18 miles to the north, with the city centre within commutability being 28 miles north.

Description:

Edge Hill Farm offers a truly rare opportunity to acquire an exciting smallholding in a pleasant semi-rural position with countryside views across the adjoining paddocks whilst remaining close-by to a wide range of town amenities. The property lends itself to those with equestrian, smallholder, and/or amenity interests, as well as those who seek to run a business from home (stpp). Briefly, Edge Hill Farm comprises a traditional three bedroom farmhouse in need of some internal modernising, a variety of traditional and modern agricultural outbuildings boasting great potential for a wide range of uses, and adjoining grassland extending to a total of approximately 8.99 acres (3.64 hectares). The property is offered as a whole, or in two lots: Lot 1 to include the farmhouse, buildings, and adjoining 6.07 acres (2.46 ha), and Lot 2 to include a grassland paddocks extending to 2.92 acres (1.18 ha). Lot 2 will not be sold prior to Lot 1.

The property offers a true 'country lifestyle' feel, with spacious accommodation, and great opportunity for those seeking a smallholding in a desirable and highly accessible location.

Directions:

From Congleton train station, head south east on the A527 and continue straight. At the traffic light, with the church on your left, go straight over and continue for approx. 0.5 miles. Turn right signposted for Mossley Primary School, and then immediate left onto Congleton Edge Road. The property entrance can be found approx. 250 yards down on the right hand side, indicated by our 'For Sale' board. What3Words: // bonus.hoping.noon

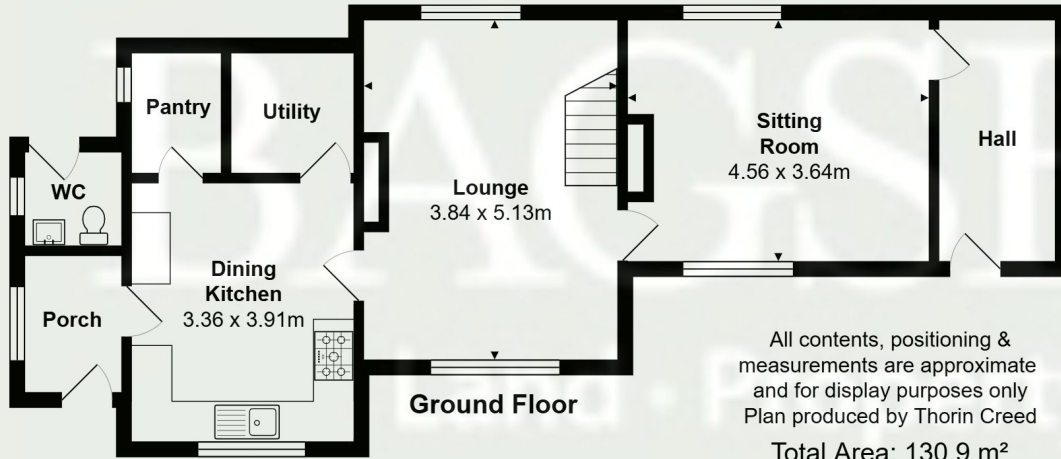
Farmhouse

The farmhouse presents a pleasant, rendered brick property under a tiled roof with oaked-framed windows, boasting peaceful rural views across the gardens and adjoining paddocks. Accommodation spreads across two floors, suitable for family living, and whilst it would benefit from some modernisation there is a range of characterful features on offer and plentiful opportunity for a purchaser to tailor to their taste. With entrance through the front porch, the kitchen presents modern fitted units with a range and space to enjoy a dining table. The kitchen offers views across the gardens, with access to both a useful pantry area and laundry room. A lounge locates off the kitchen, with charming exposed timber beams and a feature fireplace, hosting the stairwell to the first floor. Through to a generously-sized sitting room with a second fireplace, and access to a secondary hallway with an external entrance. This area offers exposed masonry and is flexible in its uses, whether a purchaser wishes to create a utility area or useful boot room, with access out into the garden. An external w/c locates to the rear of the farmhouse.

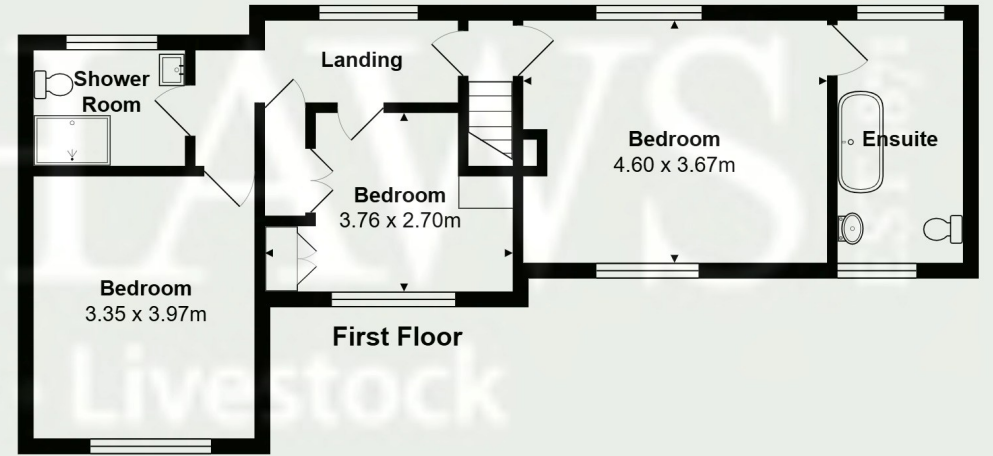
The first floor offers a good-sized master bedroom boasting a modern ensuite complete with a bath, w/c, and basin. Two further double bedrooms locate upon the first floor, together with a family shower room benefitting from a shower, w/c, basin, and underfloor heating, as well as a useful airing cupboard.

The farmhouse presents bright spaces, with most rooms enjoying dual aspect windows, overlooking the gardens and land afar.





All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed
 Total Area: 130.9 m²





Outbuildings

The smallholding benefits from a range of useful outbuildings, each highly flexible in their uses with the ability to be adapted and tailored to a purchaser's needs. The buildings offer great spaces for those with equestrian, smallholder and/or workshop/storage interests.

Briefly, the buildings comprise;

- A traditional, brick-built former Shippon under a tiled roof, adjacent to the farmhouse, boasting a concrete floor throughout. The building has historically benefitted from planning permission, and would lend itself to conversion should a purchaser wish to provide ancillary accommodation, subject to the necessary planning consents. The building also suits a workshop space, a games room/an office, or small livestock housing all dependant on a purchaser's requirements (14.91m x 11.93m). A stable adjoins to one end (3.01m x 3.99m)
- A block-built 3 bay Garage/Store, open to the front, with a concrete floor (9.37m x 3.52m)
- A 4 bay steel portal framed modern agricultural building with a concrete floor, concrete panel walls and part Yorkshire boarded sides. The building is open to the front, with access to a concreted collecting yard area to one end, benefitting from mains water feeders. (18.21m x 8.79m)
- A 4 bay steel portal framed modern agricultural building with a concrete floor to 1 bay, concrete panel walls and part Yorkshire boarded sides, open to the front. (8.68m x 24.84m)
- A 5 bay steel portal frame general purpose building with three electric roller shutter doors, a concrete floor, part block-built walls, and connections to mains electricity (22.63m x 8.88m)

The buildings are in very good order, with useful yard areas surrounding, and have easy access into the adjoining paddock as well as benefitting from separate roadside access to the farmhouse.

As well as personal use, the buildings and yard area lend themselves to providing an income should the purchaser wish to rent them out as storage units (stpp).





Externally

The property offers pleasant, extensive outdoor space perfect for those seeking the 'country lifestyle', and despite its edge of town location, the property offers a private outlook.

The smallholding conveniently benefits from multiple access points, with a cobbled area to the front of the farmhouse offering private parking whilst the yard area offers further vehicular and machinery parking. To the front of the farmhouse, well-maintained cottage gardens offer a lawned area with planted borders and mature shrubbery, with a potting area to the side hosting vegetable plots and a greenhouse, perfect for those who are 'green fingered' and seeking the amenity aspects of life. A patio area wraps around the foot of the farmhouse, with outdoor seating and dining space to enjoy.

Land

The grassland is all in good heart, suitable for grazing of livestock and horses, and bounded by mature hedgerows and post and wire fencing. The land is undulating, with a cluster of mature trees scattered across the middle of the parcel, and benefits from good roadside access as well as access from the yard area.

The land will suit those with equestrian and smallholder interests, and presents a pleasant outlook from the farmhouse and buildings.

Lot 2

Outlined blue in the attached plan, the property presents an adjoining grassland paddock extending to approximately 2.92 acres (1.18 hectares). The land slopes north westerly, and is suitable for grazing of livestock and horses, bounded by mature hedgerows and post and wire fencing. The paddock benefits from gated roadside access.

Please note - Lot 2 will not be sold prior to Lot 1.





Drain

EDGEVIEW ROAD
COPPERHILL RD

BIDDULPH ST
Dexter Dale

Iss

CASTLE

Stables

129m

W

Lot 1

CONGLETON EDGE ROAD

Iss

Track

Lot 2

Collects
Spreads

Path

Iss

CONGLETON EDGE ROAD

Path

Path

Promap
LANDMARK INFORMATION



General Information

Services:

The property benefits from mains water, electricity, drainage, and gas central heating.

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.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral, Sporting and Timber Rights:

It is understood that these are included in the sale 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, easements and wayleaves whether or not defined in these particulars. There are overhead powerlines where it is assumed the correct wayleaves are in place.

Overage Clause:

Lot 2 will be subject to an overage clause of 25% for a period of 25 years on any uplift in value arising for any development aside from agricultural/equestrian use.

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

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.

Council Tax Band: F

EPC Rating: D

Local Authority:

Cheshire East Council, Delamere House, Delamere Street, Crewe, Cheshire CW1 2JZ

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Agents Note; 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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