



Beech Tree Farm

Bradwall, Sandbach CW11 1PA

A generous farmhouse,
a substantial range of
outbuildings with planning
permission to convert into four
dwellings and 6.5 acres of land

Sandbach 1 mile, Middlewich 4 miles, Chester 25
miles, M6 motorway 5 miles, Nantwich 12 miles

Four reception rooms | Open plan kitchen/dining
room | Five bedrooms | Three bathrooms (two
en-suites) | Garden and 1 acre of pasture land.

A traditional brick range farm building with
planning permission to convert into four dwellings

6.5 acres of pastureland

For sale as a whole or in three lots

Situation

Beech Tree Farm is situated in the heart of
Cheshire surrounded by open countryside. The
property is located in the village of Bradwall,
nestled between the busy towns of Sandbach
and Middlewich, which both offer a wide
range of amenities such as a variety of shops,
restaurants, schools, leisure facilities and weekly
markets.

Transport links are readily available within the
vicinity such as the mainline railway line in
Crewe, offering a direct line to London Euston
that takes just over one and a half hours. The
M6 motorway is within two miles of the property
providing access to the major commuting cities
of the North West including Chester, Liverpool
and Manchester.



The Farmhouse (Lot 1)

Beech Tree Farmhouse is a charming country house that has recently undergone refurbishment and modernisation, offering well-appointed, spacious family accommodation over two floors. The property is set in a picturesque rural location providing tranquil surroundings and countryside views. The property is approached via a private drive from Wood Lane leading into a courtyard for parking. The first section of the driveway will be owned by lot 2 but will have a right of way over to the entrance of the Farmhouses private driveway. The main entrance is accessed from the courtyard at the rear of the property, which features three good size reception rooms, including formal dining room with exposed beams and inglenook fireplace, drawing room with exposed beams and brick surround feature fireplace and sitting room with brick surround feature fireplace. Additionally there is a separate study with French doors leading onto the garden, a large open plan kitchen/breakfast/family room, downstairs cloakroom and utility room.

On the first floor are five bedrooms, four doubles, one single, two en-suites and a good size four piece family bathroom.

Gardens surround the house on three sides and include lawned areas with flowerbeds, mature trees and shrubs. The patio area is enclosed by a dwarf brick wall with steps leading down to lawned garden areas. The property sits on a country lane with views of fields and surrounding countryside.

The Farm Buildings (Lot 2)

The farm buildings are located to the west of the farmhouse and are approached by their own private drive. The buildings are principally of brick elevations under a slate roof. Some of the adjoining farm buildings will be removed and will provide gardens for the units.

Planning consent was granted on 14th August 2015 (ref 15/2034C) for change of use from agriculture to four residential dwellings, each with generous sized gardens and double garaging. Copies of the planning consent and plans are available from the selling agents. It is

the responsibility of the purchaser to make their own enquiries with the Local Planning Authority.

The accommodation is as follows:

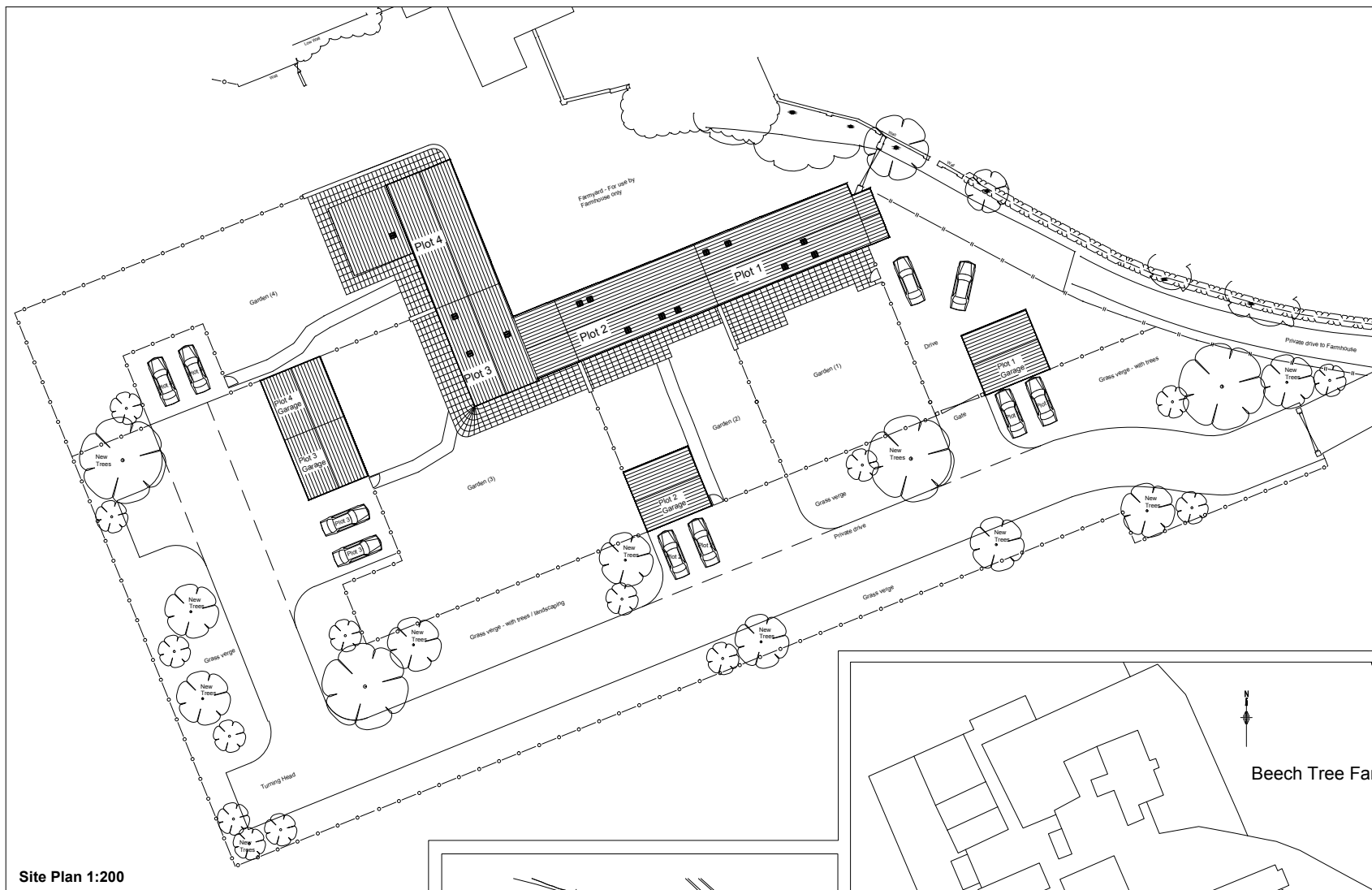
Unit	Proposed Accommodation
1	Four bedrooms (one en-suite), family bathroom, two reception rooms and kitchen/living/dining area.
2	Three bedrooms (one en-suite), family bathroom, three reception rooms and kitchen/dining area.
3	Three bedrooms (one en-suite), family bathroom, two reception room and kitchen/lounge/dining area.
4	Four bedrooms (one en-suite), family bathroom, two reception rooms and kitchen/lounge/dining area.

The Land (Lot 3)

A block of pastureland extending to approximately 6.5 acres. The land is classified grade 3 and situated to the west of the farmhouse.







Plot details:

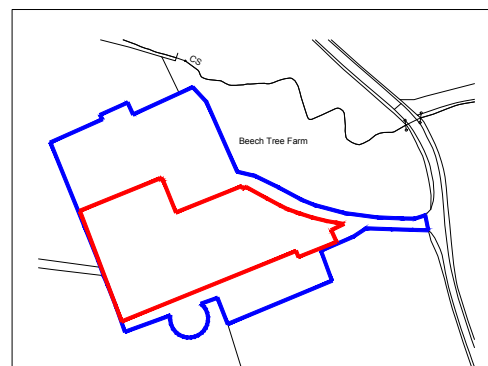
- Plot 1 - 4 Bedrooms / 2 Bathrooms (145 sq.m / 1560 sq.ft)
- Plot 2 - 3 Bedrooms / 2 Bathrooms (143 sq.m / 1538 sq.ft)
- Plot 3 - 3 Bedrooms / 2 Bathrooms (126 sq.m / 1355 sq.ft)
- Plot 4 - 4 Bedrooms / 3 Bathrooms (181 sq.m / 1947 sq.ft)

Existing Site Area:

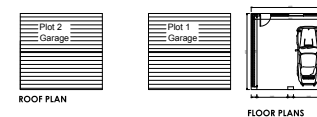
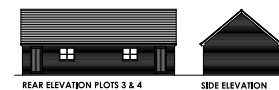
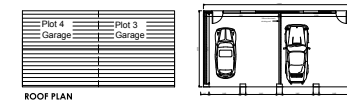
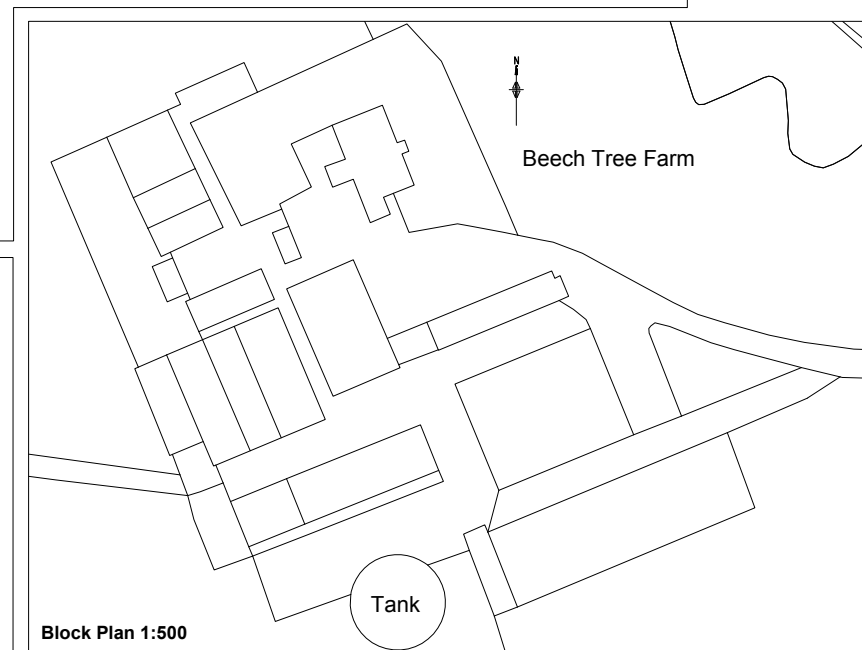
0.96881 ha

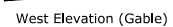
Proposed Site Area:

0.44041 ha



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Elevation Key

First Floor - Plot 1 - 4



General

Method of Sale: The property is offered for sale as a whole or by individual lots by private treaty although the vendors and agents reserve the right to combine or further subdivide.

Tenure: The site is offered for sale freehold with vacant possession on completion.

Services: Mains electricity, mains water and private sewerage but intending purchasers should make their own enquiries with the relevant authorities.

Council Tax: Band G

Entitlements: There are no entitlements included in the sale.

Wayleaves, Easements and Rights of Way:

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

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

Boundary Responsibilities: The boundary responsibilities are shown with an inward facing 'T' on the lotting plan.

Covenants: The property is subject to the usual estate covenants.

Local Authority: Cheshire East

Directions

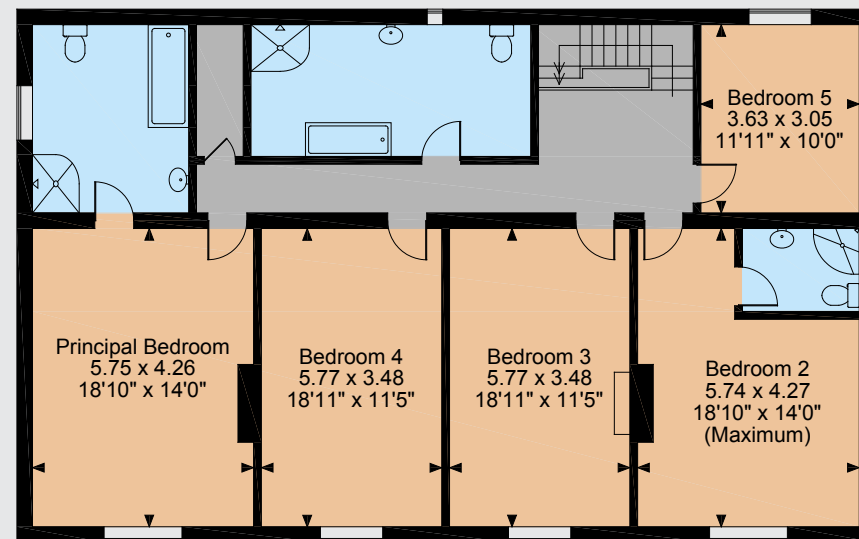
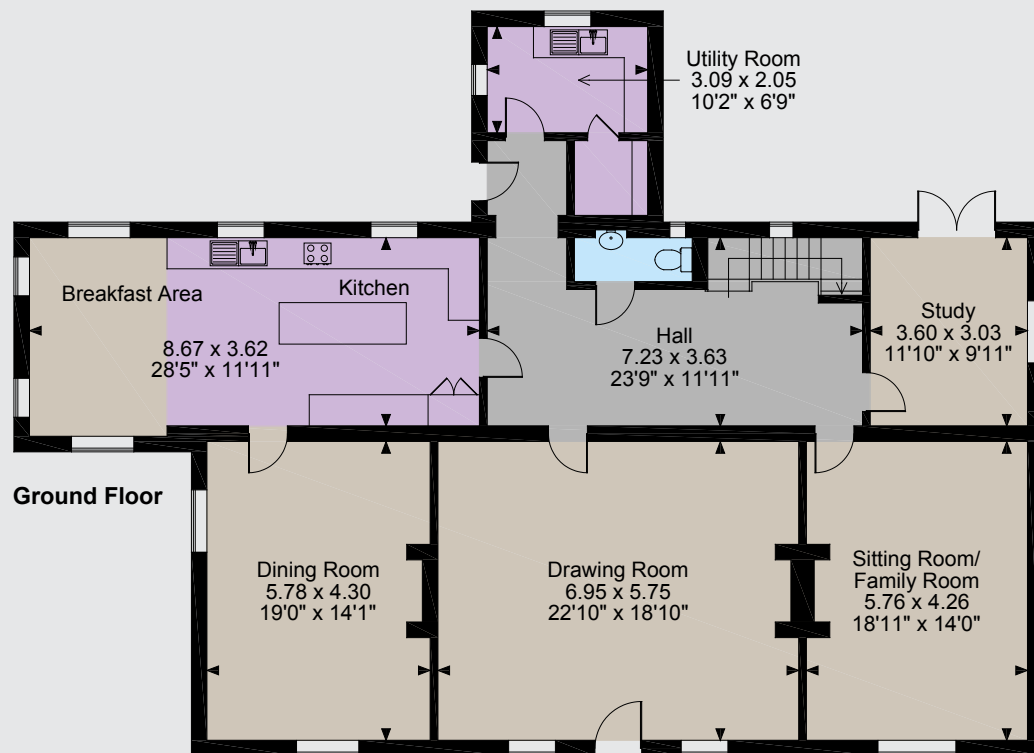
From Junction 17, M6 Motorway, take the A534 exit to Congleton/Sandbach, turning right onto Old Mill Road/A534. Go straight at the roundabout and take the first right onto Congleton Rd, keeping right onto Offley Road. At the roundabout take the second exit onto Bradwall Road, keep left at the 'Y' junction and immediately right onto Cookesmere Lane. Continue on Cookesmere Lane for $\frac{3}{4}$ of a mile and the driveway will be seen on the left.



Floorplans

Gross internal area 3,584 sq ft (333 sq m)

For identification purposes only.



Chester

Park House, 37 Lower Bridge Street CH1 1RS

01244 354878

chester@struttandparker.com

struttandparker.com

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The position & size of doors, windows, appliances and other features are approximate only.

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