

## FOR SALE BY AUCTION

REQUIRING EXTENSIVE REPAIR AND RENOVATION FOLLOWING FIRE DAMAGE, A STONE FARMHOUSE WITH OUTSTANDING POTENTIAL SET IN 8 ACRES, OCCUPYING A DELIGHTFUL SETTING ON THE EDGE OF THE PEAK PARK OVERLOOKING THE CHESHIRE PLAIN



NEEDYGATE FARM, SHRIGLEY ROAD,  
POTT SHRIGLEY, CHESHIRE SK10 5SE

**Guide Price £460,000**

## **FOR SALE BY AUCTION**

**CLOSING DATE THURSDAY 31st October 2024 AT 1.00pm**

**NEEDYGATE FARM, SHRIGLEY ROAD,  
POTT SHRIGLEY, MACCLESFIELD, CHESHIRE SK10 5SE**

Requiring extensive repair and renovation following a fire in December 2023, Needygate Farm represents an excellent opportunity, with suitable vision and design acumen, to create a superb home to a purchaser's requirements and specification. Whether brimming with character and rustic appeal, or appointed with contemporary styling in the traditional shell, the choice and potential is there to be realised.

The farmhouse is set within gardens and land of around 8 acres on the edge of the Peak National Park and these offer extensive views to the west across the Cheshire plain and Manchester. There are gardens to three sides and a driveway with parking and a double detached garage. The field belonging to the property is at both sides and to the rear of the house. There is gated access to this from the driveway area and also separately from Shrigley Road.

Built with stone elevations under a pitched stone clad roof, the house is not listed or within a conservation area, though being in the Peak Park, any development will be subject to the requisite consent. The rooms are of a generous size set out in traditional farmhouse manner and include 4 bedrooms.

Pott Shrigley is a popular village to the north of Macclesfield. The position of Needygate Farm is a very enviable one amid delightful countryside situated between the Pott Shrigley and Poynton. Within the foothills of the Peak Park it has all the benefits of a rural setting linked with the convenience of village and town amenities within easy reach. Poynton centre is within 3 miles and offers a good range of shops and schools. Manchester airport and the North West motorway network are within 10 miles.

The previous accommodation comprised (room sizes approximate)

### **GROUND FLOOR:** **ENTRANCE HALL**

LOUNGE	15'0" x 13'10" (4.59m x 4.20m)
SITTING ROOM	14'0" x 10'9" (4.24m x 3.29m)
KITCHEN	14'4" x 13'1" (4.36m x 3.98m)
UTILITY AREA	15'0" x 9'10" (4.59m x 3.00m)

Stairs lead up from an inner hallway to:

### **FIRST FLOOR:** **LANDING**

BEDROOM NO.1	15'0" x 14'0" (4.59m x 4.24m)
BEDROOM NO.2	15'0" x 13'10" (4.59m x 4.20m)
BEDROOM NO.3	15'4" x 6'11" (4.66m x 2.10m)
BEDROOM NO.4	15'0" x 6'8" (4.59m x 2.04m)
BATHROOM / WC	

**OUTSIDE:** Detached Garage 21'0" x 19'8" (6.40m x 6.00m)

**SERVICES:** Mains electricity and water are connected. Drainage is via a septic tank located in the field adjacent to the house. An oil fired central heating system serviced the house with an oil storage tank in the rear garden.

**TENURE:** Freehold and free from chief rent.

**AUCTION GUIDE PRICE:** £460,000

The property is being sold by online auction (traditional as opposed to conditional method of auction) with a closing date and time for bids being Thursday 31st October 2024 at 1:00 pm.

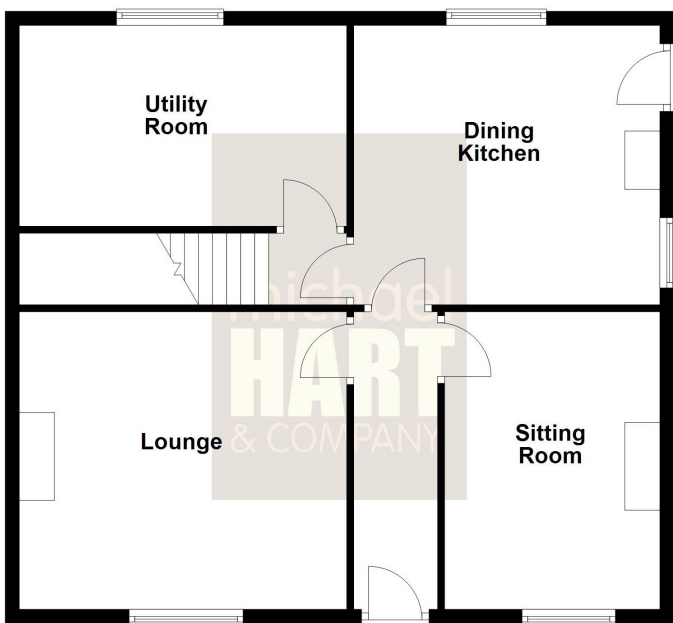
**For full details of the auction process, and in order to register to bid, please visit our website: [www.michael-hart.co.uk](http://www.michael-hart.co.uk)**

**COUNCIL TAX BAND:** 'E'

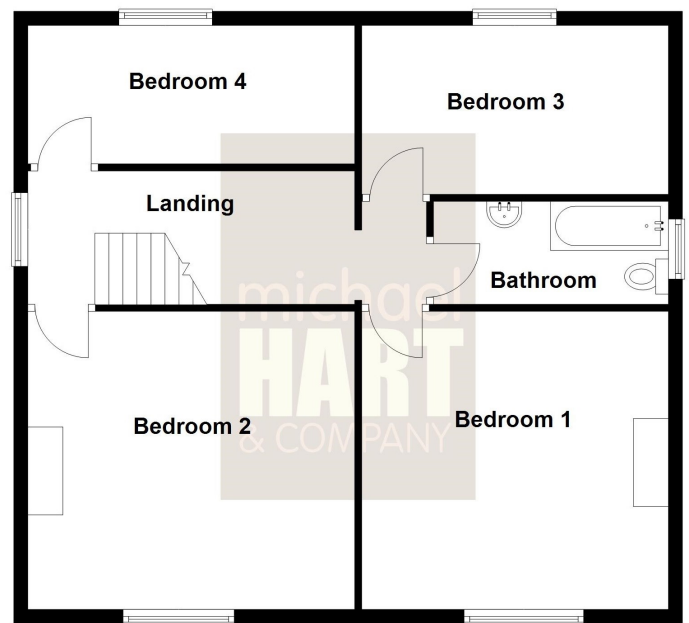
**VIEWING:** By appointment with the AGENTS Michael Hart & Company

**ENERGY RATING:** EPC not required due to current condition.

**FLOOR PLANS:**



Ground Floor



First Floor

### **SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

#### ***Please take note of these points***

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



