

Sudlow Farm, Sudlow Lane, Tabley, Nr Knutsford, WA16 0TN



A SUBSTANTIAL SIX BEDROOM DETACHED FARMHOUSE WITH AN EXCELLENT RANGE OF BARNs HAVING PLANNING PERMISSION TO BE CONVERTED INTO SIX THREE BEDROOM HOUSES WITH PARKING AND GARDENS.

FOR SALE BY INFORMAL TENDER IN ONE LOT.

CLOSING DATE FRIDAY 31 OCTOBER 2014.

Sudlow Farm is situated within a sought after rural location having ease of access for a wide range of facilities together with the motorway network and is only a short distance from Knutsford town centre.

The farmhouse itself provides spacious accommodation which is ready for immediate occupation and currently extends to approximately 3,344 sq ft (310.7 sq m). The property also offers an exciting opportunity having an excellent range of barns which have planning permission to be converted into six residential dwellings with associated parking and gardens. The planning permission was granted by Cheshire East Council on 14 March 2013 (application number 12/4553M) and details of the plans are available from the Cheshire East website or from the Agents' Knutsford office.

In addition, there will be an area of land to the rear of the property (edged blue on the attached plan) which will be leased to the purchaser for a term of 24 month and provides an excellent area to aid the development of the barn.

Tabley is a particularly pleasant location, being conveniently placed for the nearby centres of Knutsford and Northwich as well as Altrincham, Hale, Stockport and Manchester. The M6 and M56 motorways are both readily accessible, as is Manchester International Airport at Ringway which is within a 15 minute drive.

DIRECTIONS: From the roundabout in the centre of Knutsford proceed along Northwich Road out of the town. Having passed Lilac Avenue on the left hand side, take the left hand fork just after onto Sudlow Lane. Sudlow Farm is the first property on the right hand side.

ACCOMMODATION

GROUND FLOOR

Front door opening to:

RECEPTION HALL with staircase rising to the first floor, quarry tiled floor, single radiator and under stairs storage cupboard.

LOUNGE, 20' x 18'5" (6.10m x 5.61m). Open fireplace, double and single radiators and windows to two elevations.

DINING ROOM, 18' x 14'8" (5.49m x 4.47m). Impressive stone fireplace, part oak panelled walls, two double radiators, window to the front elevation and door opening to the outside.

FAMILY ROOM, 16'4" x 12'7" (4.98m x 3.84m). Feature fireplace, two doubles and single radiator and windows to two elevations.

REAR VESTIBULE with door opening to the outside.

INNER HALL/STUDY, 12'5" x 8' (3.78m x 2.44m). Single radiator and window to the side elevation.

CLOAKROOM. Fitted suite comprising vanity washbasin with cupboards and drawers beneath and low level WC. Single radiator and window with obscured glass to the side elevation.

REAR HALL. Single radiator, storage cupboard and vinyl floor covering.

UTILITY ROOM with quarry tiled floor.

DINING KITCHEN, 23'3" x 12' (7.09m x 3.66m) overall. Fitted with a range of base and wall units with ample rolled edge working surfaces incorporating 1½ bowl stainless steel sink unit and drainer with mixer tap. Part tiled walls, vinyl floor covering, two single radiators, windows to two elevations and built in Pantry.

UTILITY ROOM, 14'4" x 12'1" (4.37m x 3.68m). Range of fitted base units with ample working surfaces and also incorporating 1½ bowl stainless steel sink unit and drainer with mixer tap. Single radiator, quarry tiled floor, secondary staircase to the first floor, floor mounted Worcester oil fired central heating boiler and high pressure hot water cylinder.

REAR PORCH with door opening to the outside.

FIRST FLOOR

LANDING with access to the roof void, two single radiators and window to the front elevation.

BEDROOM 1, 18'4" x 11' (5.59m x 3.35m). Double radiator and windows to two elevations.

DRESSING AREA with built in wardrobe.

EN SUITE BATHROOM. Fitted suite comprising bath with tiled surround, separate shower cubicle with mixer shower, twin vanity washbasins with cupboards beneath and low level WC. Shaver socket, double radiator, vinyl floor covering and window to the side elevation.

BEDROOM 2, 18' x 12'3" (5.49m x 3.73m). Vanity washbasin with cupboards beneath and tiled splashback, shaver light, double radiator and windows to two elevations.

BEDROOM 3, 12'7" x 11'8" (3.84m x 3.56m). Pedestal washbasin with tiled splashback, single radiator and window to the side elevation.

BEDROOM 4, 13'4" x 12' (4.06m x 3.66m). Pedestal washbasin with tiled splashback, double radiator and window to the rear elevation.

BEDROOM 5, 9'5" x 9'2" (2.87m x 2.79m). Single radiator and skylight.

BEDROOM 6, 9'2" x 8'2" (2.79m x 2.49m). Single radiator and window to the side elevation.

Family BATHROOM. Fitted suite comprising bath with tiled surround, separate shower cubicle with mixer shower, vanity washbasin with cupboard beneath and low level WC. Part tiled walls, vinyl floor covering, two single radiators, shaver socket and two windows to the rear elevation.

OUTSIDE

The property is approached through a traditional 5 bar timber gate which gives access to a large courtyard area providing ample parking and turning.

The farmhouse itself has private gardens which currently extend mainly to the front and side.

The barns are accessed from the courtyard area and comprise:-

2 "L" shaped **RANGES** constructed of brick with mainly slated roofs and planning permission has been granted for the conversion of these into six residential dwellings.

In addition there is a range of **PORTAL FRAMED BUILDINGS** requiring demolition.

SERVICES

Mains electricity and water are connected. Drainage is to a septic tank.

The farmhouse is warmed by oil fired central heating.

We must advise prospective purchasers that none of the fittings or services have been tested.

Prospective purchasers are advised to obtain their own independent reports.

ASSESSMENTS

Council Tax – Band G Cheshire East Council

ENERGY EFFICIENCY RATING - Band E

TENURE

We are informed is freehold and free from chief rent.

N.B. Existing tenancy – The large portal framed building is currently tenanted by a local farmer on a month by month agreement. Vacant possession of this building can be given with 2 months' notice being served to the tenant.

VAT - VAT is payable on the area hatched red on the plan.

VACANT POSSESSION ON COMPLETION

INSPECTIONS

Inspections can be made on Saturdays and Wednesdays from 11 am to 1 pm commencing Saturday 4 October 2014.

TENDER PROCEDURE

Prospective purchasers should submit their offers in writing to: Meller Braggins Ltd, 35/37 Princess Street, Knutsford, Cheshire, WA16 6BP by 12 noon on Friday 31 October 2014. Envelopes should be sealed and marked Tender Sudlow Farm.

The following information will be required:-

1. The name and address of the prospective purchaser.
2. The amount of the offer in figures and words.
3. Confirmation that the appropriate funding is in place to complete the purchase.
4. The name and address of the solicitor who will act on behalf of the prospective purchaser.

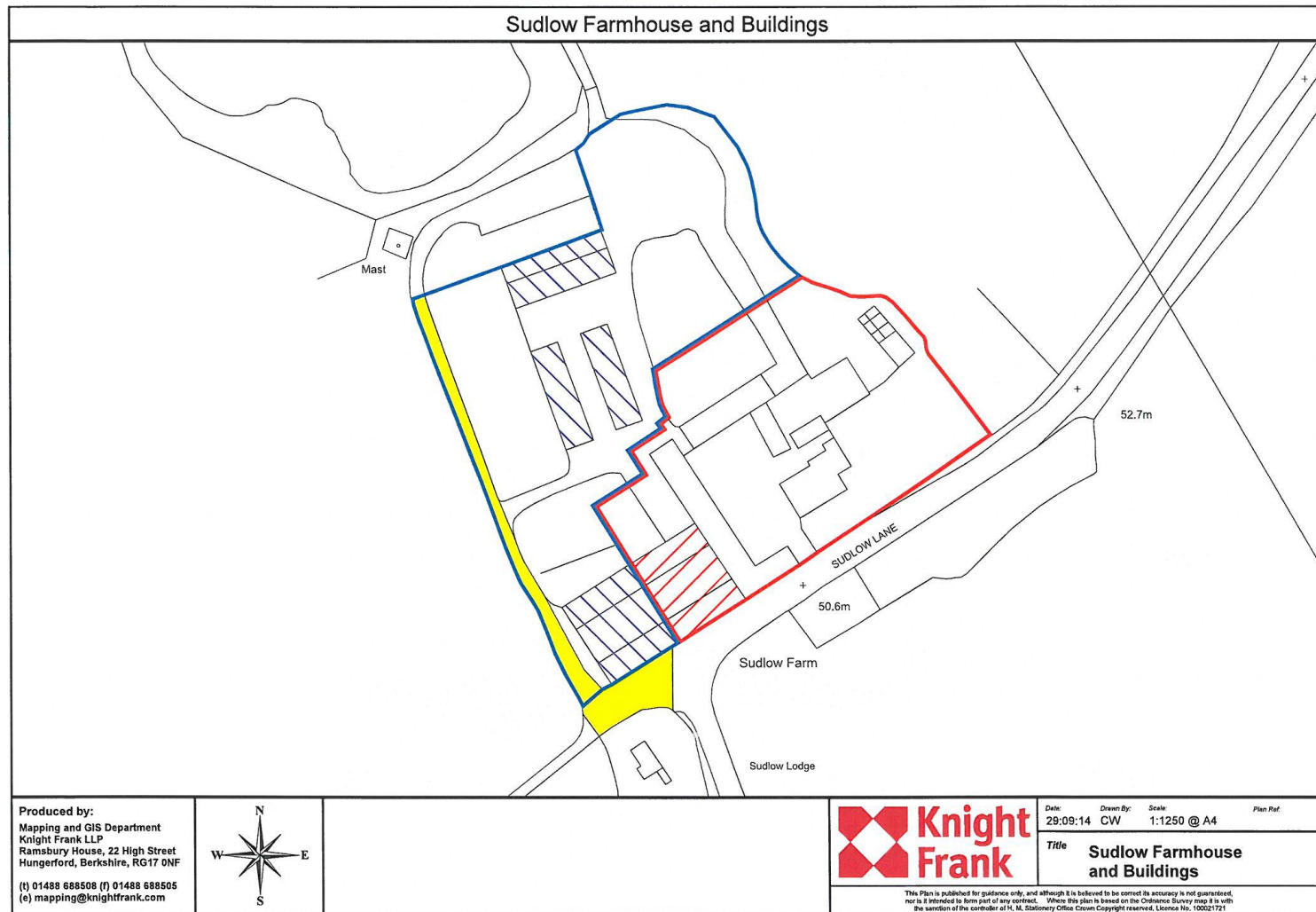
CONDITIONS OF TENDER

1. All tenders must be for a specific sum of money.
2. The vendors do not undertake to accept the highest or any offer.
3. The successful purchaser will be notified within 10 working days of the close of the tender.
4. Contracts are to be exchanged within 10 working days of receipt of papers from the vendor's solicitors. Completion will be 28 days after exchange of contracts.

JOINT AGENTS

Knight Frank LLP
1st Floor, Regent House
27A Regent Street
Bristol
BS8 4HR.
Tel: 0117 945 2630





Key.

Outlined Red – area to be sold.

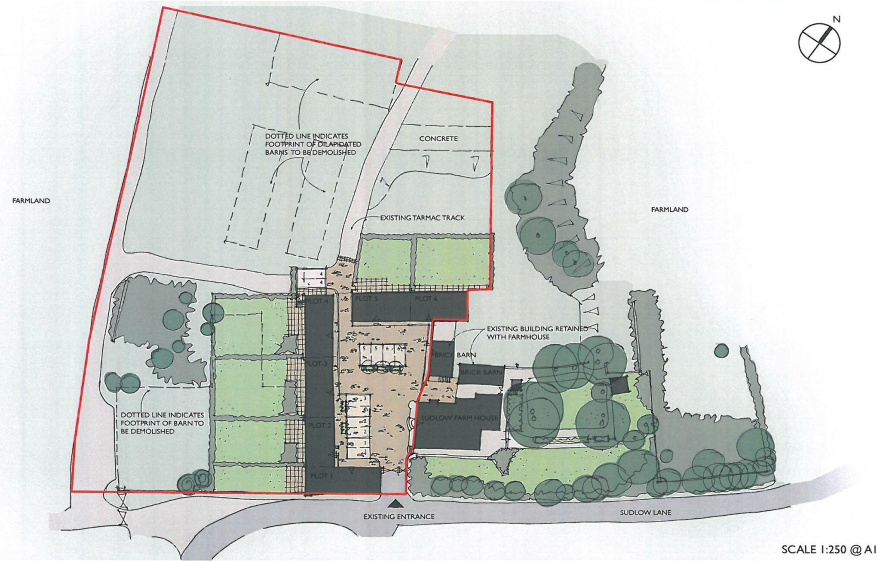
Hatched Red – subject to VAT.

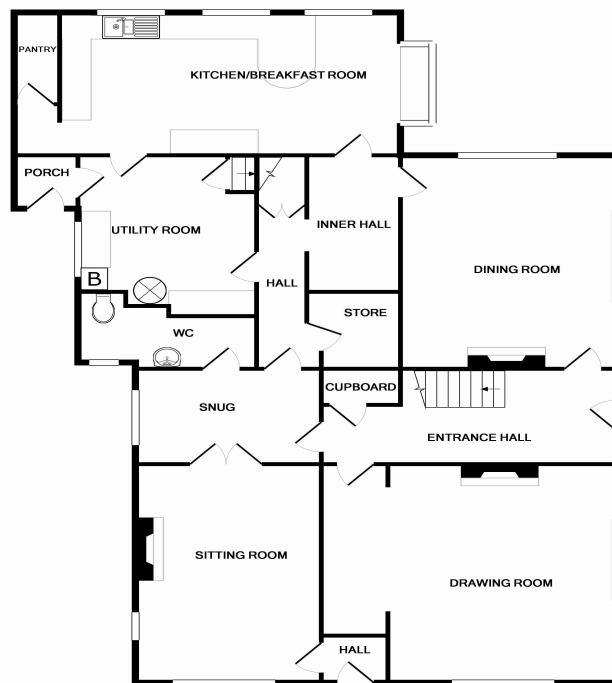
Edged Blue – area to be leased for an agreed period and restored to an agreed specification.

Hatched Black – to be leased as part of area Hatched Blue and subject to VAT.

Yellow – access for the lease term to the area hatched purple.

NOT TO SCALE.





GROUND FLOOR
APPROX. FLOOR
AREA 1854 SQ.FT.
(172.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1490 SQ.FT.
(138.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3344 SQ.FT. (310.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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