



# Parkfields Farm Cheadle





**Parkfields Farm  
Cherry Lane  
Cheadle  
Stoke-on-Trent  
Staffordshire ST10 4QS**



**8**



**4**



**2**



**TBC**



**9.68 ac**

Parkfields Farm offers an opportunity to acquire an attractive Grade II Listed farmhouse in need of modernisation, a range of traditional outbuildings with full planning for conversion to multiple dwellings, a range of more modern agricultural buildings, together with a detached Bungalow (subject to an agricultural occupancy clause), all set within approximately 9.68 acres (3.92 hectares).

The property is available as a whole or in up to four lots.

**For Sale by Informal Tender**

**Guide Price: £1,725,000 (As a whole)**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







### **Location:**

Parkfields Farm is accessed off Cherry Lane and occupies a rural position within the Churnet Valley, yet is just a short distance from the historic market town of Cheadle. The town offers a wide range of facilities including high street shops, doctor's surgeries, public houses, primary and secondary schools and supermarkets.

Nearby towns and cities include Leek to the north (11.4 miles), Uttoxeter to the south (12.0 miles), Ashbourne to the East (13.3 miles) and Stoke-on-Trent to the west (11.8 miles). Transport links are excellent with a number of international airports within an hours travelling time, whilst the A50 (M1—M6 link) is 15 minutes away and a number of railway stations within similar travelling time.

**The property is available in up to 4 lots, although lots 3 and 4 will not be sold prior to the first 2 lots being sold.**

### **Lot 1 – Farmhouse (shown shaded red on the property plan)**

#### **Guide price - £475,000**

The Grade II Listed farmhouse has an abundance of original and characterful features, notably the fine staircase and sash windows, which to the front elevation overlooking historic parkland. Whilst in need of renovation, it offers an increasingly rare opportunity.

The internal accommodation comprises;

The hallway gives access to three reception rooms, whilst a kitchen and pantry lie to the rear. The rear hall has a cloakroom, utility area and gives access to the cellars and first floor.

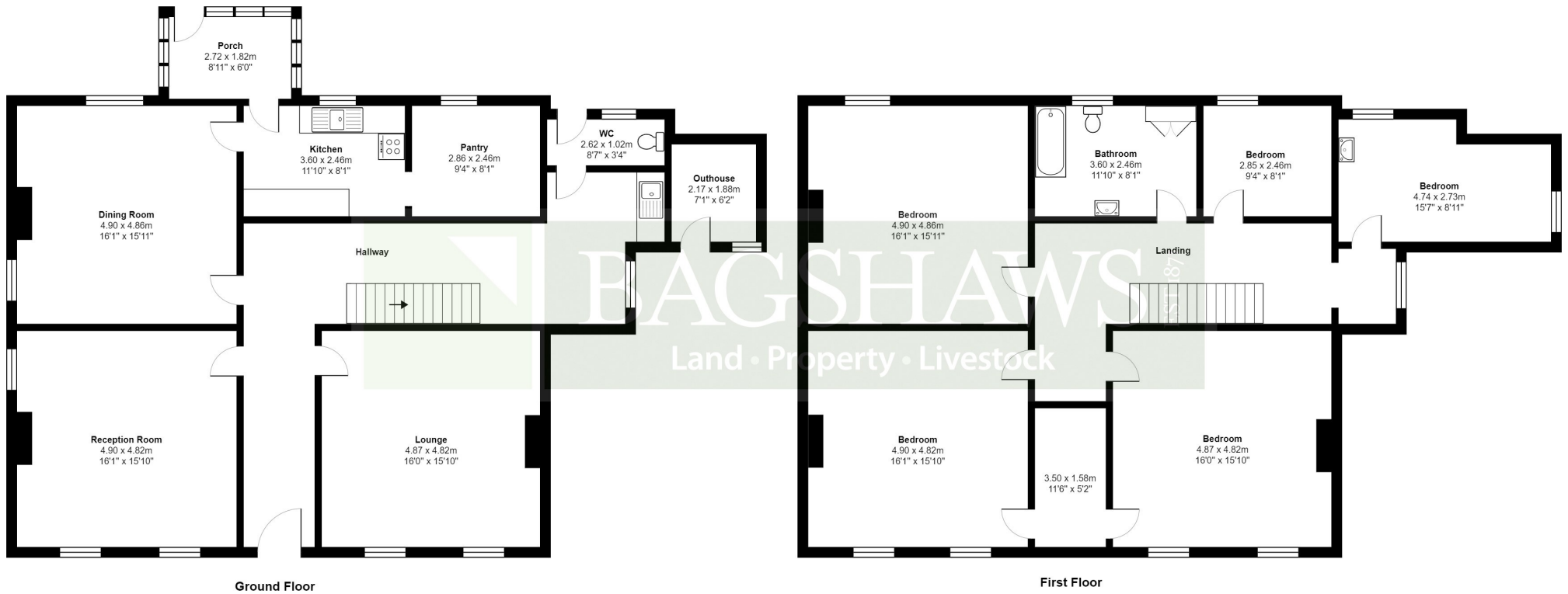
The spacious landing leads to five bedrooms along with a family bathroom.

Externally can be found a Grade II listed brick built summerhouse, with gardens to the front of the house, a walled kitchen garden to the side and a garage adjoining the house. There is parking for a number of vehicles.









Ground Floor

First Floor

All measurements are approximate and for display purposes only





**Lot 2 – Traditional Barns (shown shaded blue on the property plan)  
Guide Price - £375,000**

Lot 2 offers a range of traditional brick-built barns, situated in a courtyard formation and with full planning permission for the conversion and alterations to create five dwellings (planning ref; SMD/2021/0607).

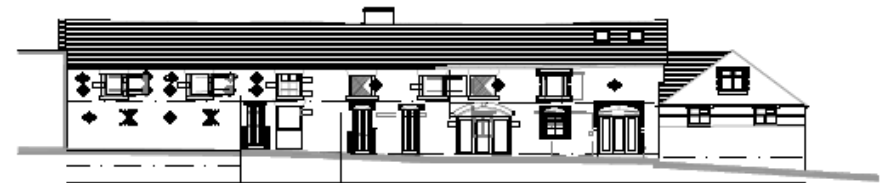
The design will see each dwelling with its own private garden/ yard area and private parking allocations.



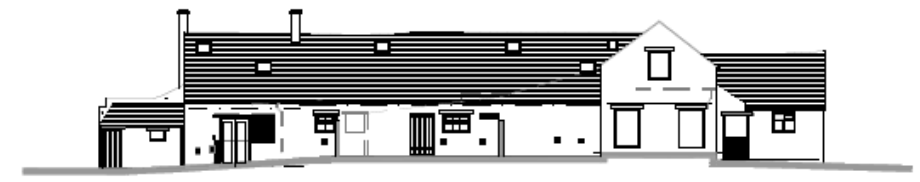
Elevation 1 scale: 1:100 at A1



Elevation 2 scale: 1:100 at A1



Elevation 3 scale: 1:100 at A1



Elevation 4 scale: 1:100 at A1



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Rev.	Drawn	Comments	Date
A	DD	Further detail added	5/11/20
B	DD	General amendments	7/12/20
C	DD	General amendments	17/06/20
D	DD	Cars omitted from Barn 4	27/07/21



Ground Floor Plan scale: 1:100 at A1

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Client  
 HG PA & R J Whitehurst

Project  
 Proposed Barn Conversion  
 Parkfields Farm, Cherry Lane,  
 Cheadle, Staffs.

Title  
 Ground Floor Plan As proposed

Status  
 PLANNING  
 Date Aug 2020 Drawn DD  
 Scale @A1 1:100 Checked

Project No Drawing No.  
 00987 AL(0)08 Rev D

PLANNING

The Architect



### Lot 3 – Modern Agricultural Buildings and Grassland (shown shaded yellow on the property plan)

**Guide Price - £475,000**

Comprising of a farmyard, Lot 3 includes a range of modern agricultural buildings with adjoining grassland and pond. It extends to approximately 6.99 acres (2.83ha). The buildings briefly include;

1. Six bay steel portal framed building, with concrete walls and floor, and Yorkshire boarding to the eaves. It is currently used as a machinery store (18m x 36m).
2. Three bay steel portal framed building, with concrete walls and concrete floor. Vehicle doors to one gable end, and an adjoining monopitch roof lean-to which is open fronted. (18m x 17.6m max inc. lean-to).
3. Silage Clamp with concrete walls (11m x 30m).

All buildings are in good condition and functional for multiple purposes. It is considered that there is potential for alternative uses, subject to obtaining the necessary consents. Other buildings shown in the plan, but not included in these particulars, are to be dismantled and removed from the premises by the Vendor, to assist the attractiveness of the development as described in Lot 2. If Lots 2 and 3 are purchased together, they will remain in situ.





**Lot 4 – Bungalow (shown shaded pink on the property plan)  
Guide Price – £400,000**

The brick-built bungalow is known as 'Copper Beeches', and is offered alongside the other lots. It is subject to an Agricultural Occupancy Condition. The bungalow provides pleasant family-living accommodation comprising of a dining kitchen with range of fitted units, utility and cloakroom, a spacious living room, an office, a family bathroom with basin, w.c, bath and shower fittings, and three double bedrooms. The hallway boasts patio doors opening onto the attractive lawned garden to the front, bordering fields and offering rural views.

Lot 4 totals approx. 1.16 acres, together with the adjoining grass paddock, which is bounded by post and wire fencing.

The bungalow also benefits from solar panels to its south side.

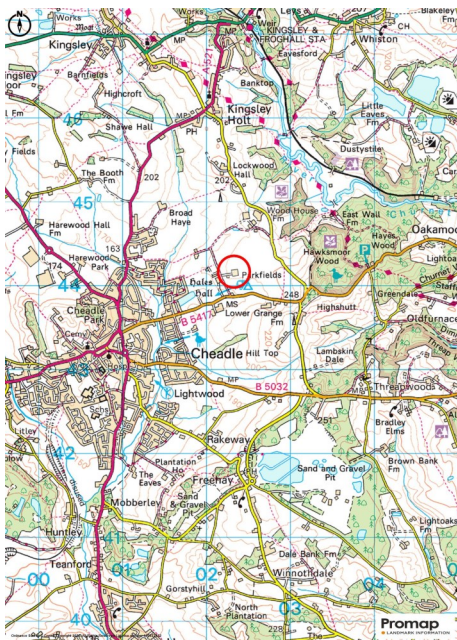
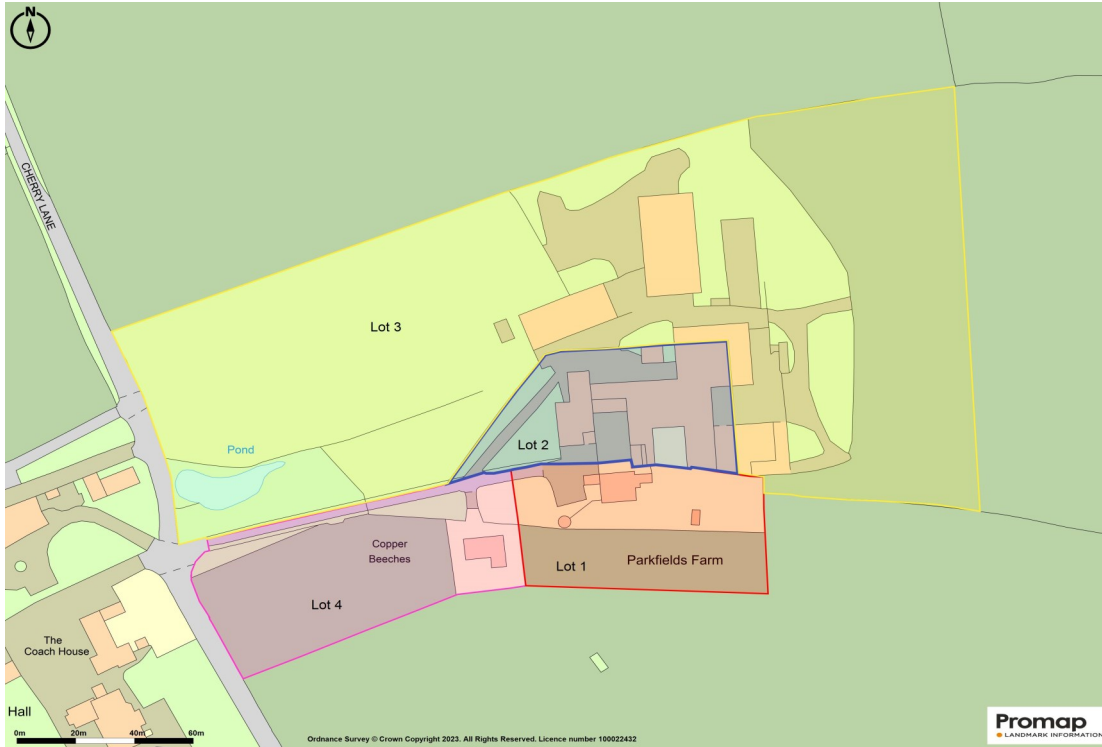
**Occupancy Condition:** The bungalow is subject to an Agricultural Occupancy Condition. The occupancy of the dwelling shall be limited to a person employed or last employed, locally in agriculture or forestry and the dependant of such a person. Please contact the office for further information.











**Directions:**

From the centre of Cheadle, head east on the B5417 Queen Street, passing through the houses on either side. Continue out of the town centre for approx. 0.90 miles and the caravan park will be on your left hand side. Turn left after the caravan park, signposted Cherry Lane, indicated by our 'For Sale' board. Parkfields Farm can be found along Cherry Lane, approx. 300m on the right-hand side.

**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.

# General Information

**Method of Sale:** The property is offered for sale by In formal Tender. All bids should be received by noon on the 3rd November. Please direct all Tenders to the Bakewell office.

Adjoining land may be available by separate negotiation. Please indicate on the Tender Form if additional land is of interest.

**Services:** Each lot benefits from mains water and electricity. The farmhouse currently has an oil boiler and septic tank in situ, however both would need replacement.

The bungalow benefits from solar panels and a new oil combi boiler with a private septic tank for drainage.

**Tenure and 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 benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. Access to the whole property is via a driveway off Cherry Lane. If sold in lots, this driveway shall be owned by Lot 4 and rights of access are granted for the remaining lots, with shared maintenance.

**Fixtures and Fittings:** Only those referred to in the brochure are included in the sale.

**Local Planning Authority:** Staffordshire Moorlands District Council, <https://www.staffsmoorlands.gov.uk/article/491/Planning-and-buildings>

**Council Tax Band:** Farmhouse; F. Bungalow; C

**EPC:** Farmhouse; G Bungalow; B

**Viewings:**

Strictly by appointment only through the sole selling agents Bagshaws. Please contact the Bakewell Office on 01629 812777 or by email at [bakewell@bagshaws.com](mailto:bakewell@bagshaws.com).





LOT 4

LOT 2

LOT 1

LOT 3



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