

The Withington Estate

A stunning country estate in the heart of Cheshire.
Offered for sale by Middleton Barton Asset Valuation.



A unique Country Estate in the heart of Cheshire incorporating significant redevelopment opportunities. The 770 acres Estate includes three farms and ancillary buildings, extensive areas of farmland, woodland and lakes.

Features:

- 770 Acres in total
- Located in close to the fashionable community of Alderley Edge and close to the Peak District National Park.
- The 770 acres Estate includes 3 farms and ancillary buildings, extensive areas of farmland, woodland, and lakes.
- 5 bed detached farmhouse and outbuildings on working farm and 97 acres of pastureland.
- 3 bed detached vacant farmhouse and outbuildings and 27 acres of pastureland.
- 4 bed detached vacant farm and outbuildings with private lane and adjoining pastureland.
- Each residential property represents independent exciting development opportunities.
- Strategic potential redevelopment opportunity of "The Old Plant Site" extending to 50 acres (subject to planning permission).
- 2 recently restored lakes with ancillary accommodation land with significant development and alternative use opportunities (subject to planning consent).
- Grade 2 Agricultural land including cropped fields and permanent pasture.
- Additional landscaped lake in Nature Reserve area.
- Extensive managed woodlands and copses.



*Waterlines inserted to show prospective outlook upon completion of remediation.

The Withington Estate

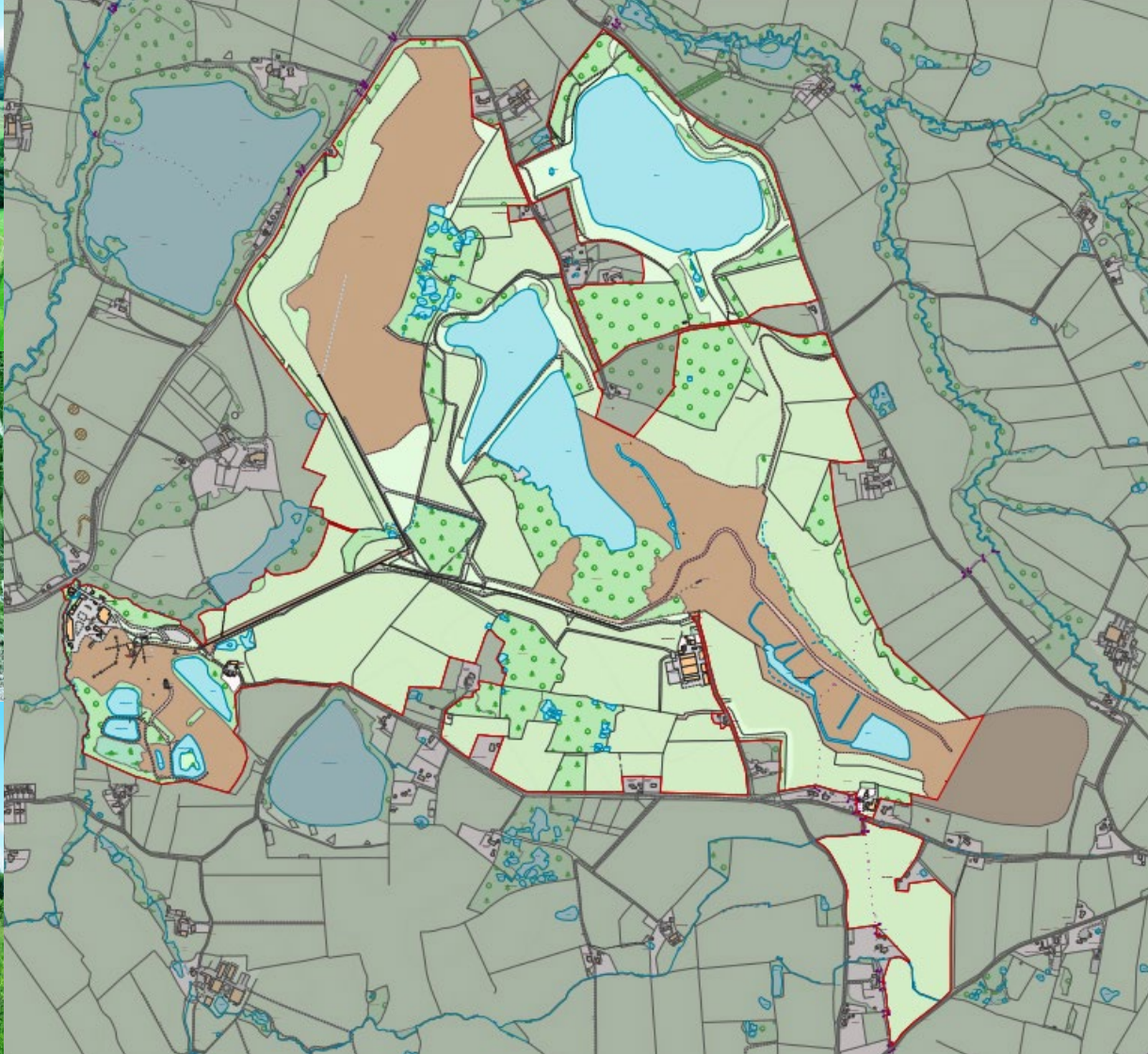
Location

The Withington Estate is located in the heart of Cheshire around the village of Lower Withington in the area of Alderley Edge and Holmes Chapel. The Estate lies 7 miles to the south-west of Macclesfield and only 18 miles south of Manchester City Centre.

The property is situated in a rural setting which includes open grazing land and pockets of woodland. The Estate is surrounded by farms and immediate neighbours include Withington Hall and Capesthorpe.

Alderley Edge is a highly fashionable village and renowned as one of the United Kingdoms premium residential communities. The village has a unique quality with heavily wooded streets and substantial Victorian villas. The village winds up a high street with many restaurants, designer shops and speciality food shops. The area is home to many sports stars, football players and celebrities and is regarded as one of the country's most aspirational communities.

The Estate occupies a wonderful location near the heart of Alderley Edge yet in a truly tranquil and peaceful rural setting.



The Withington Estate

Description

The Estate encompasses 3 farms each presenting superb development opportunities upon which high end “statement” properties could be designed and each standing in handsome plots with extensive land holdings.

The Estate includes “The Old Plant Site” which comprises a 50 acre area of land that is currently under restoration and will present a significant strategic development opportunity (subject to planning permission) given its direct access to the A535 (Holmes Chapel Road) and Alderley Edge close by. This area is now under restoration and by the end of 2020 will be restored to an area to be made up of fields, wooded copse, 2 small lodges and a boundary of established hedgerow and trees.

At the heart of the Estate lies 3 beautiful restored lakes extending to 220 acres of open water surrounded by accommodation land, woodland and agricultural land which represent an exciting development and alternative use opportunities (subject to planning consent).

Across the Estate there is approximately 200 acres of Grade 2 Agricultural land which has been traditionally kept as pastureland for dairy and beef herds as well as cropping. There is also approximately 100 acres of rough grazing, in small to large pockets, spread across the Estate.

Within the Estate there is around 200 acres of woodland spread across the Estate ranging from small copses to larger multi-acre plantations. The woodland is made up of a mixed tree heritage with the predominant varieties being Silver Birch and Pine.

The balance of the Estate is made-up well-established hedgerow, access roads, small legacy lodges from the quarrying activities and wooded boundaries.



The Withington Estate

Oakwood Farm

This established farm property sits in an outstanding location and enjoys views in two directions over the recently restored Acre Nook Lake. The property is accessed by a private access road.

The farm represents an opportunity to develop a statement property with an exceptional location combining a unique rural setting with extensive lake views within close proximity to Alderley Edge.

The farm currently comprises of a Five Bedroom, two-story red brick Farmhouse, consisting of:

- Five Bedrooms.
- Large Farmhouse Kitchen.
- Three Reception Rooms.
- Office.
- Family Bathroom.
- Downstairs Shower and WC.
- Large Gardens to the front and side and a small orchard.

The Farmyard is made up of a number of buildings to include:

- Traditional red brick stable block
- Traditional red brick piggery
- Former milking parlour
- Large closed barns/sheds
- Large open sheds
- Quantity of smaller outlying buildings and slurry storage

The buildings sit within approximately 1.5 acres of hard standing land with another 0.5 acres of paddock / garden / orchard.



*Waterlines inserted to show prospective outlook upon completion of remediation.



The Withington Estate

Boundary Farm

The farm comprises a substantial residential dwelling which is situated in a prime location within a rural setting and benefiting from stunning lake views. The house is ready for immediate occupation but represents an exceptional residential redevelopment or extension opportunity to develop a signature home.

The existing farm comprises a 2 Storey, 3 Bedroom detached red-brick Farmhouse consisting of:

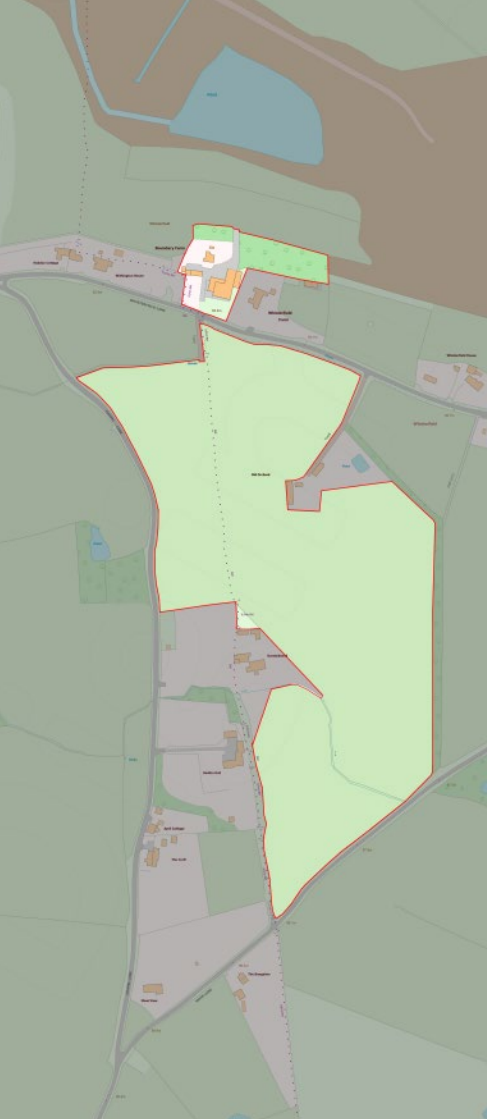
- Three bedrooms.
- Kitchen / Dining area.
- Two reception rooms.
- Family bathroom.

The Farmyard is made up of a number of buildings to include:

- Large open barn / shed.
- Small closed and compartmentalised barn area.
- Detached single story annexe (recently used as a shooting lodge) including: storage, kitchen, and main living / dining area.

The buildings sit within approximately 0.75 acres of hard standing land with another 0.75 acres of garden / wooded copse.

The farm sits at the end of a short-gated driveway and is surrounded by farmland and wooded areas. It has views over Acre Nook Lake.



The Withington Estate

Dairy House Farm

The farm is in need of restoration but is a very exciting development project. Located in a rural location the property is accessed by way of private driveway and enjoys open views over perfect Cheshire landscapes yet is in close proximity to Alderley Edge.

The farm is a truly unique redevelopment site suitable as a canvas for the execution of the greatest of designs.

Currently the farm comprises:

- Four Bedroom, Two-Story Farmhouse.
- Three closed barns and outbuildings (in a courtyard formation).

The buildings sit within 0.5 acre of hardstanding land with another 1.5 acres of paddock / garden area adjacent.

The farm sits at the end of a private lane and is surrounded by farmland, wooded areas and is neighboured by Withington Hall and its' grounds.



The Withington Estate

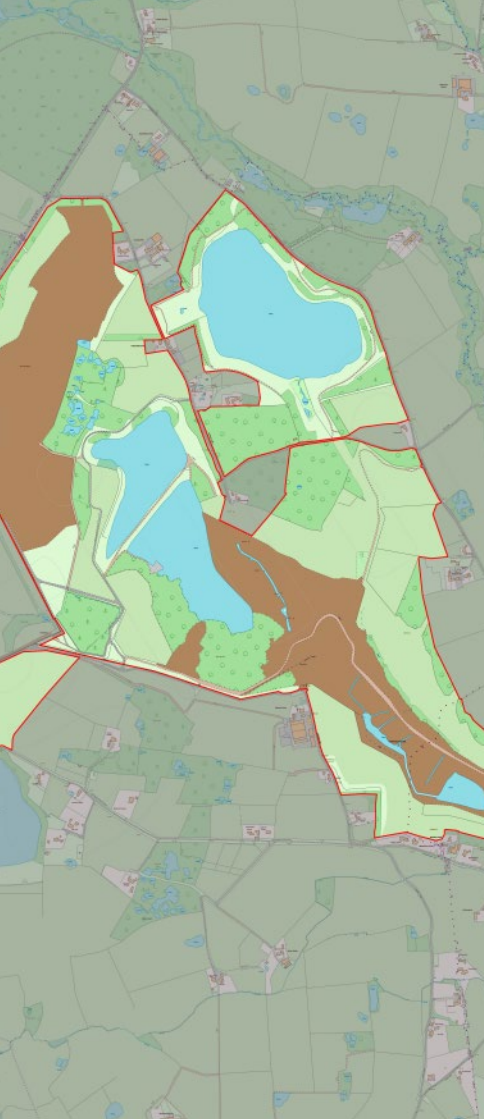
Land, Lakes & Woodland

Outside of the 3 Farm sites, the balance of the Estate is made up agricultural farmland (both pasture and cropped), grazing and woodland. Much of the woodland has been managed to produce areas of copse around the Estate that are easily accessible. Much of the wooded areas have been worked with the intention of creating the ideal environment which is suited to the rearing of pheasant for a sporting shoot.

All of the self-enclosed fields are given over to either agricultural pastureland or are cultivated for crops. In both cases the fields have in the past been let out to farmers for either grazing or cropping purposes and the opportunity exists to either continue these arrangements or bring the management of this land in-house under the stewardship of the Estate. Many of these self-enclosed fields are ideal for equestrian use offering a superb opportunity for the Estate to create leased income.

One area of the old quarry site, Lapwing Lake, has been fully restored to a finished lake with planted areas and grassed shoreland and banking. This has also been turned into a small nature reserve area.

Many of the fields and wooded areas benefit from their own gated access from the roads in the area, and some of the wooded areas have access tracks into them.



The Withington Estate

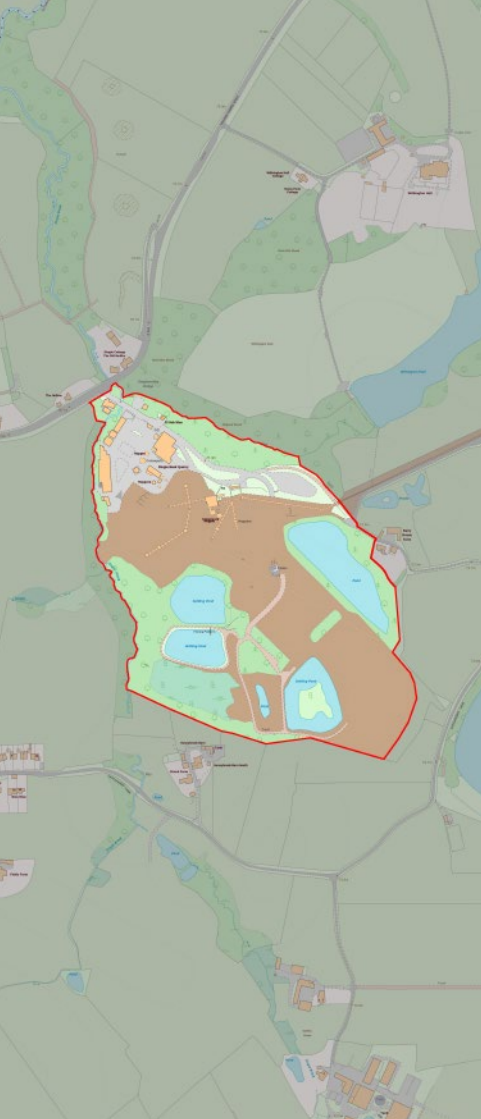
Old Plant Site

The Old Plant Site is a 50-acre area of land that, up until the ceasing of mineral quarrying, was used as the main operations, processing, storage, and administration area by the quarry.

This area is now under restoration and by the end of 2020 will be restored to an area to be made up of fields, wooded copse, 2 small lodges and a boundary of established hedgerow and trees.

The site sits adjacent to, and runs behind the Dairy House Farm site, and is accessed directly from the A535 (Holmes Chapel Road). The Old Plant Site is the closest part of the Estate to the World Heritage site of Jodrell Bank and its' famous Radio Telescope.





*Grass inserted to show prospective outlook upon completion of remediation.



*Grass inserted to show prospective outlook upon completion of remediation.



The Withington Estate

Photography



*Waterlines inserted to show prospective outlook upon completion of remediation.





*Waterlines inserted to show prospective outlook upon completion of remediation.



*Waterlines inserted to show prospective outlook upon completion of remediation.

The Withington Estate

General Remarks

Method of Sale:

The Freehold of the Estate is being sold by private treaty.

Tenure and Occupancy:

The freehold of the Estate is offered for sale with vacant possession on completion.

Minerals and Sporting Rights:

The minerals and sporting rights, so far as they are owned, are included in the sale.

Easements, Wayleaves and Rights of Way:

The Estate is offered for sale subject to, and with benefit of, all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not.

Local Authority:

Cheshire East Council

Viewings:

All viewings must be accompanied by and arranged through Middleton Barton Asset Valuation Limited.

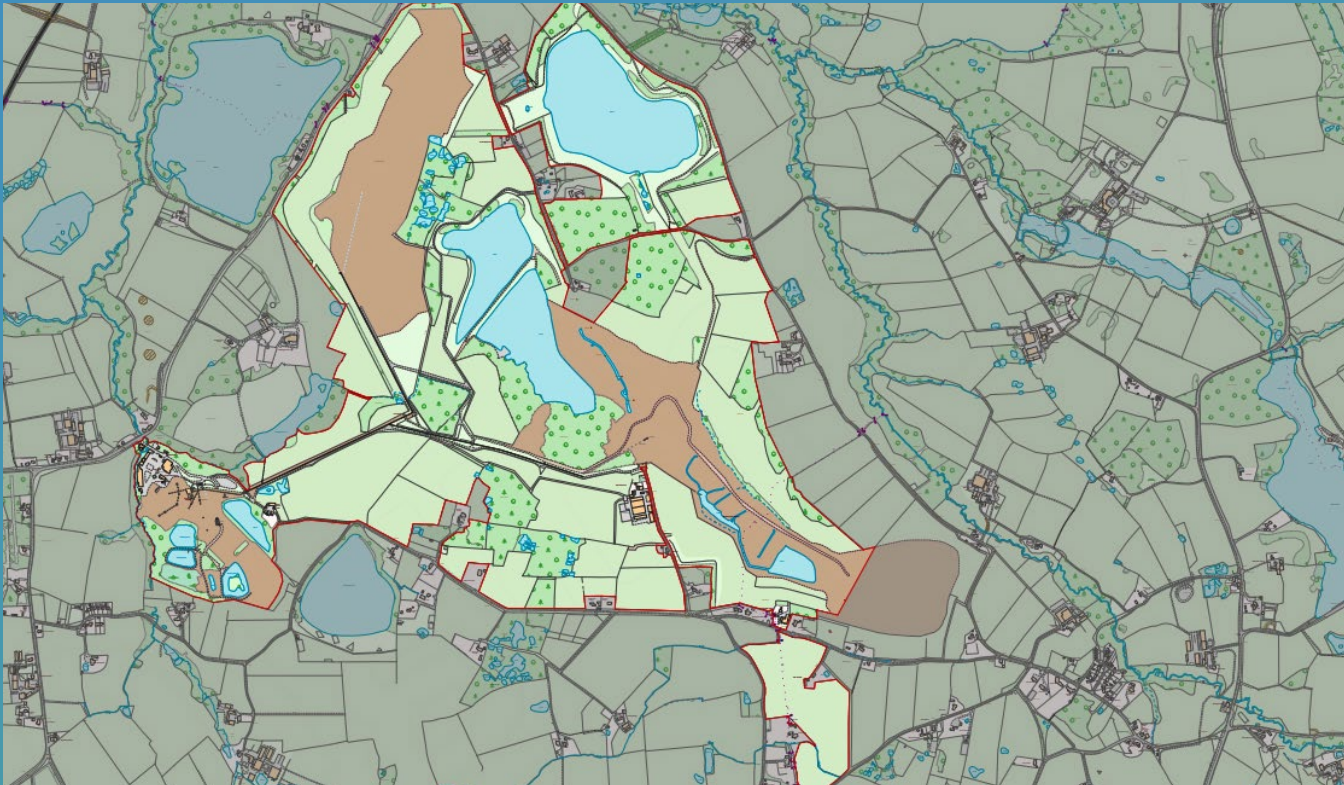
Important Notice:

These property do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition, or its value. Neither Middleton Barton Asset Valuation Limited, nor anyone in its employment or acting on its behalf, has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances, or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



The Withington Estate

Site Plan





*Waterlines inserted to show prospective outlook upon completion of remediation.

The Withington Estate

Overview



*Waterlines inserted to show prospective outlook upon completion of remediation.

The Withington Estate

Further Information & Viewing



James Cubbon

E: jamesc@middletonbarton.com

T: 07950 039075

W: mbvaluation.com

