



Lower Elms Farm
Cross Lane, Minshull Vernon, Crewe, Cheshire, CWI 4RG



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Minshull Vernon, Crewe, Cheshire, CWI 4RG

Middlewich 5.6 miles, Nantwich 6.1 miles, Stoke-on-Trent 15.1 miles
(All distances approximate)

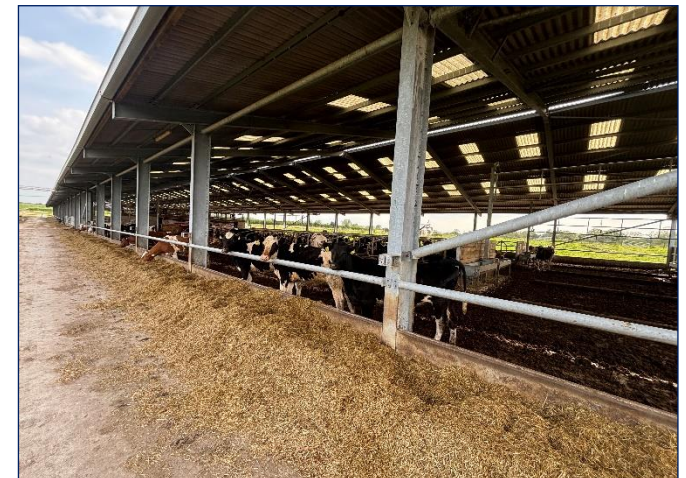
An exciting opportunity to acquire a modern livestock farm totalling 183 acres in a sought-after area of Cheshire.

Available as a whole or in 2 lots.

Lot 1- Buildings & 126.69 acres- offers in the region of £2,000,000

Lot 2- 57.09 acres- offers in the region of £685,000

- Range of modern and traditional farm buildings
- Approximately 183 acres (74 hectares) of agricultural land
- Newly built in 2015 with plenty of area around the buildings for expansion



BUILDINGS

No	Dimensions (metres/ approx.)	Description
1	510	Traditional two-storey brick building
2	115	Part steel frame / Brick building with asbestos roof and concrete floor
3	36	Brick lean to with slate roof
4	253	5-Bay steel frame clear span building with block walls floors and Yorkshire boarding sides over concrete floor. It is fitted out with stockyard gate cattle, race and IAE handling crush
5	158	2-Bay steel portal frame building including tank room with roller shutter door with Muller Europa Bulk milk tank. The building forms office, storage area, kitchen and toilet and dairy area
6		2 Water towers
7		Collinson feed bin
8	1949	2 Silage pits with concrete walls and adjoining concrete aprons providing additional storage capacity
9	4279	Slurry lagoon
10		Slurry separator
11	3797	25-Bay steel clear span frame building with feed barriers on two sides. Central of the shed is home to four Lely astronaut robots with 152 cubicles one side and 100 cubicles the other side

DEVELOPMENT POTENTIAL

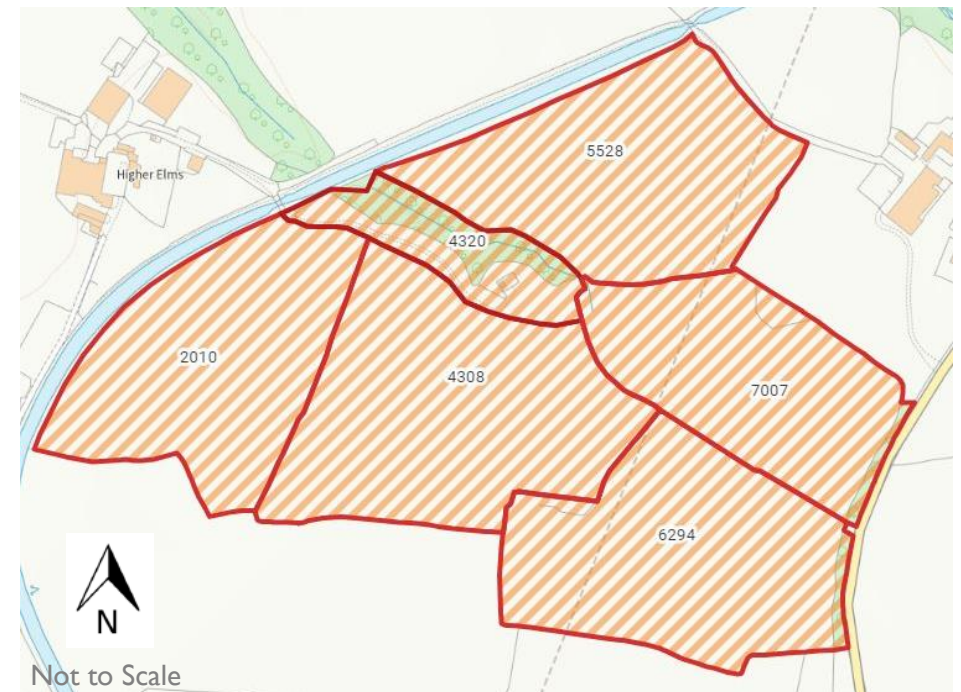
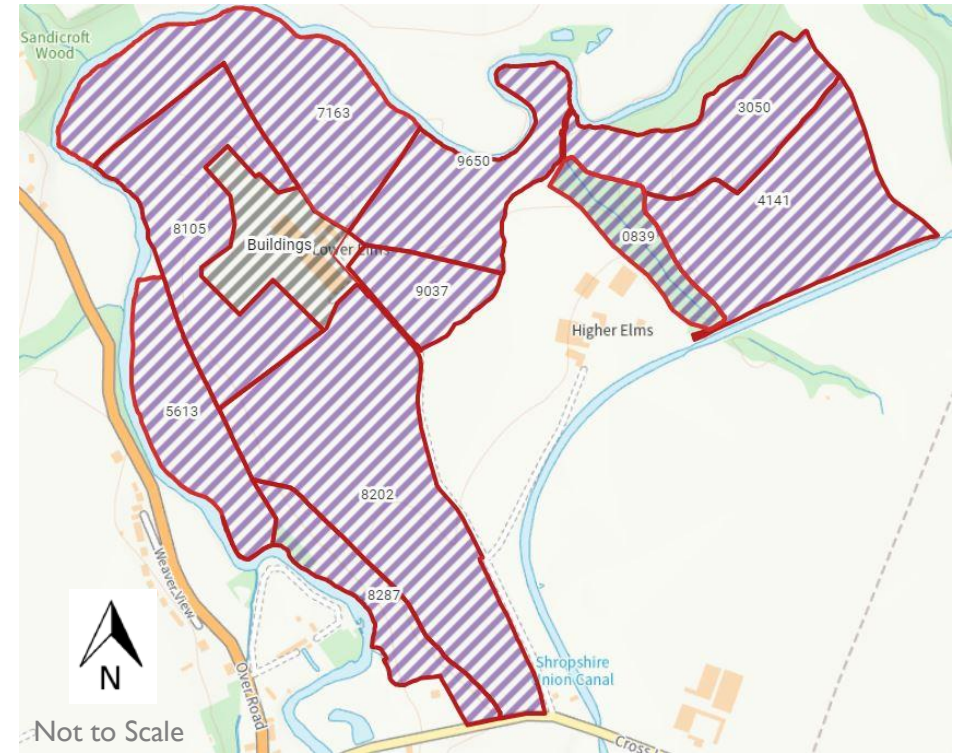
Subject to the relevant planning permissions, the traditional brick barns have further development potential for a range of uses including commercial and residential. There is also potential to expand the existing farmstead.



THE LAND

The land is of Grade 3 quality and is capable of producing an excellent crop. It is currently down to grass and maize.

	Field Number	Acres	Hectares	
Lot 1	8287	6.44	2.61	Woodland
	8202	25.67	10.39	Grass
	8105	15.39	6.23	Grass
	5613	8.66	3.51	Grass
	7163	18.20	7.37	Arable
	9650	10.16	4.11	Arable
	9037	4.49	1.82	Arable
	0839	4.29	1.74	Woodland
	3050	10.10	4.09	Grass
	4141	16.24	6.57	Grass
Lot 2	5528	11.01	4.46	Grass
	7007	8.98	3.64	Grass
	4320	3.48	1.41	Woodland & Track
	2010	10.56	4.27	Green
	4308	13.16	5.33	Green
	6294	11.53	4.67	Green



OTHER LAND AVAILABLE (separate details)

Lot 3 - 5.63 acres - Offers in excess of £100,000

Lot 4 - 5.24 acres - Offers in excess of £75,000

Lot 5 - 2.86 acres - Offers in excess of £20,000

SOIL TYPE & LAND GRADE

According to Soilscape of England & Wales the soil is classed as a combination of "Soilscape 10", described as freely draining slightly acid sandy soils. A large portion of the farmland is classed as Grade 2 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst). The remainder is classed as Grade 3.

FENCING

The purchaser would be responsible for maintaining the boundary fencing.

SITE DESIGNATIONS

Our searches have not found any designations relating to Lower Elms Farm.

MINERAL RIGHTS

No mineral rights are included with the farm.

NITRATE VULNERABLE ZONE

The farm is within a Nitrate Vulnerable Zone (NVZ).

FARM WATER SUPPLY

Mains water to buildings and land.

DEVELOPMENT RESERVATION

The brick buildings are to be sold subject to an overage provision where the vendor is entitled to 50% of the uplift in value resulting from any beneficial planning permission or change of use other than agricultural or equestrian. This will be in place for a period of 25 years and triggered upon the grant of planning consent or if any change of use is implemented.

PLANNING FOR AGRICULTURAL WORKERS DWELLING

Planning was approved under application reference P95/0470 (Cheshire East) for Agricultural workers dwelling located to the South of the farmstead. Footings have been constructed, but parties should make their own enquires as to the validity of this consent.

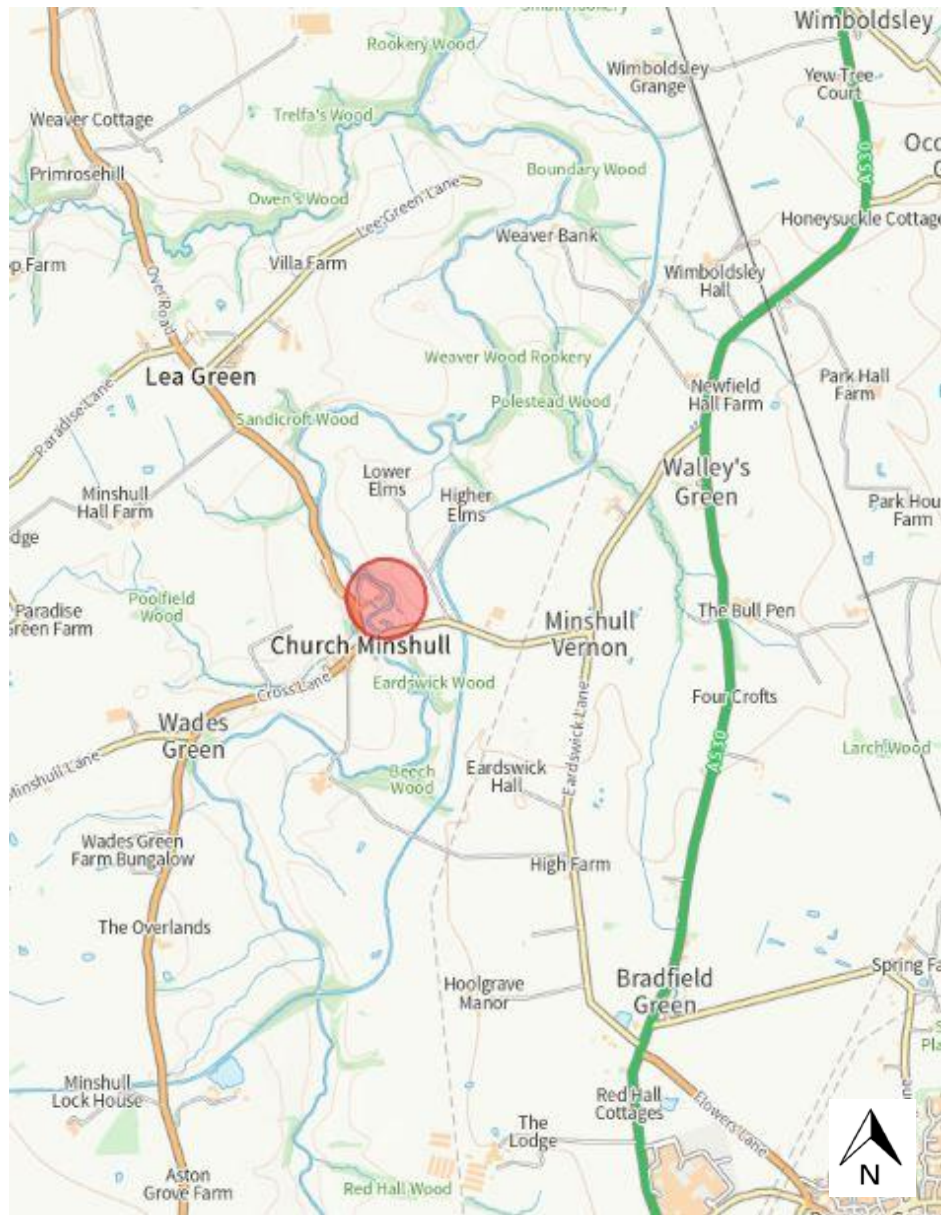
TELECOMS MAST

Located within lot two, the Telecom Mast has just been renewed for 10 years. More information can be provided to prospective purchasers.

INGOINGS

A separate ingoing is to be paid for the Robots and any crops in the ground or the clamp. 28 acres of maize will be growing and the purchaser will have the option to purchase this at valuation.





LOCATION - WHAT3WORDS - ///paramedic.scooped.dined

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

VIEWINGS

We ask that all viewings of the property are made by prior appointment with the selling agents, by calling the office 01829 773000.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries on the site and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

TITLE

The property is being sold freehold with vacant possession upon completion.

SERVICES

Mains water, 3 phase electricity.

SELLING AGENTS

Tony Rimmer/ James Parton
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Website:
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