



Near Cloughside Farm
Werneth Low Road, Hyde, Greater Manchester, SK14 3AE

Rostons 
01829 773000 | www.rostons.co.uk

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Hyde | Greater Manchester | SK14 3AE

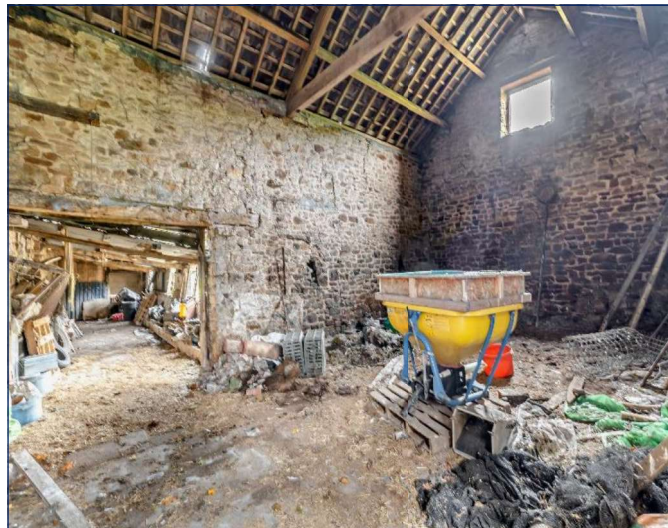
Hyde 2 miles, Stockport 5 miles, Greater Manchester 9.2 miles
(All distances approximate)

An exciting opportunity to acquire a small holding in a picturesque location comprising farmhouse, range of traditional and more modern agricultural buildings pasture-land and woodland.

Available as a whole or in 2 lots.

Lot 1- House, Buildings & 38 acres – in excess of £850,000

Lot 2 - 4.49 acres – in excess of £75,000



Near Cloughside Farm

Rostons are delighted to offer for sale Near Cloughside Farm, an enticing opportunity to acquire a traditional farmhouse and farmyard with considerable potential for development, subject to planning permission. Apart from the conversion prospects of the traditional barns, the farmhouse offers the possibility of creating an appealing and substantial family residence.

Set in approximately 38 acres of pastureland and woodland, Cloughside Farmhouse is situated in an elevated position looking over to the edge of the Peak District national park providing a picturesque setting yet within 30 minutes' drive of central Manchester and Manchester Airport.

LOT 1 – FARMHOUSE/BUILDINGS & 38 ACRES

The Farmhouse constructed of part stone under a part slate and part flagstone roof is in need of a scheme of renovation. There are a number of traditional buildings and a large area of grassland and woodland.

GROUND FLOOR

- Family Room – 5.29 m x 2.75 m
- Sitting room – 5.71 m x 5.27 m
- Kitchen – 5.29 m x 2.93 m
- Pantry – 2.54 m x 1.27 m
- Utility Room / Storerooms – 4.78 x 2.26 m

FIRST FLOOR

- Bedroom 1 – 4.78 m x 4.50 m
- Bedroom 2 – 4.30 m x 4.02 m
- Middle bedroom – 5.39 m x 2.80 m
- Bedroom 3 – 3.57 m x 3.07 m
- Bedroom 4 – 3.52 m x 2.77 m

LOT 2 – 4.49 ACRES

A parcel of grassland situated away from the main holding being in close proximity to residential properties. It would suit equestrian and lifestyle buyers.

FLOORPLANS – Available from the selling agent.



BUILDINGS

No	Dimensions (m/ approx.)	Description
1	8.90 x 15.41	Stone to slate two storey traditional building and part single storey containing stables.
2	6.30 x 2.60	Shed
3	7.70 x 3.70	Nissan hut
4	13.80 x 9.05	3 bay steel portal frame cattle/fodder store
5	N/A	Adjoining the drive to the north of the property, there are three plots of former holiday homes with the remains, in existence but in a very poor state of repair.
6	6.45 x 3.95	Nissan hut
7	8.90 x 3.10	Cabin

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.

DEVELOPMENT RESERVATION

The entirety of the property known as Lot 1 will to be sold subject to an overage provision where the vendor is entitled to 25% 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 implementation or sale.

Lot 2 has a covenant on the field that it can only be used for agriculture and no buildings can be erected on it.



THE LAND

The land is all down to grass and is suitable for cattle grazing and producing a crop of silage or hay.

	Field Number	Acres	Hectares	
Lot 1	2949	4.84	1.96	Pastureland
	1645	3.75	1.51	Pastureland & driveway
	9812	1.61	0.65	House Buildings and driveway
	2833	3.85	1.55	Pastureland
	0531	1.02	0.41	Scrubland
	1023	8.28	3.35	Pastureland
	2620	4.91	1.99	Woodland
	0808	8.36	3.38	Pastureland
	0297	4.63	1.88	Woodland
Lot 2	1272	4.49	1.82	Pastureland
	Total	42.49	17.19	

SOIL TYPE & LAND GRADE

According to Soilscales of England & Wales the soil is classed as “Brickfield 3”, described as slowly permeable seasonally waterlogged fine loamy/silty soil over clayey soils.

The land is classed as Grade 3 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).

FENCING

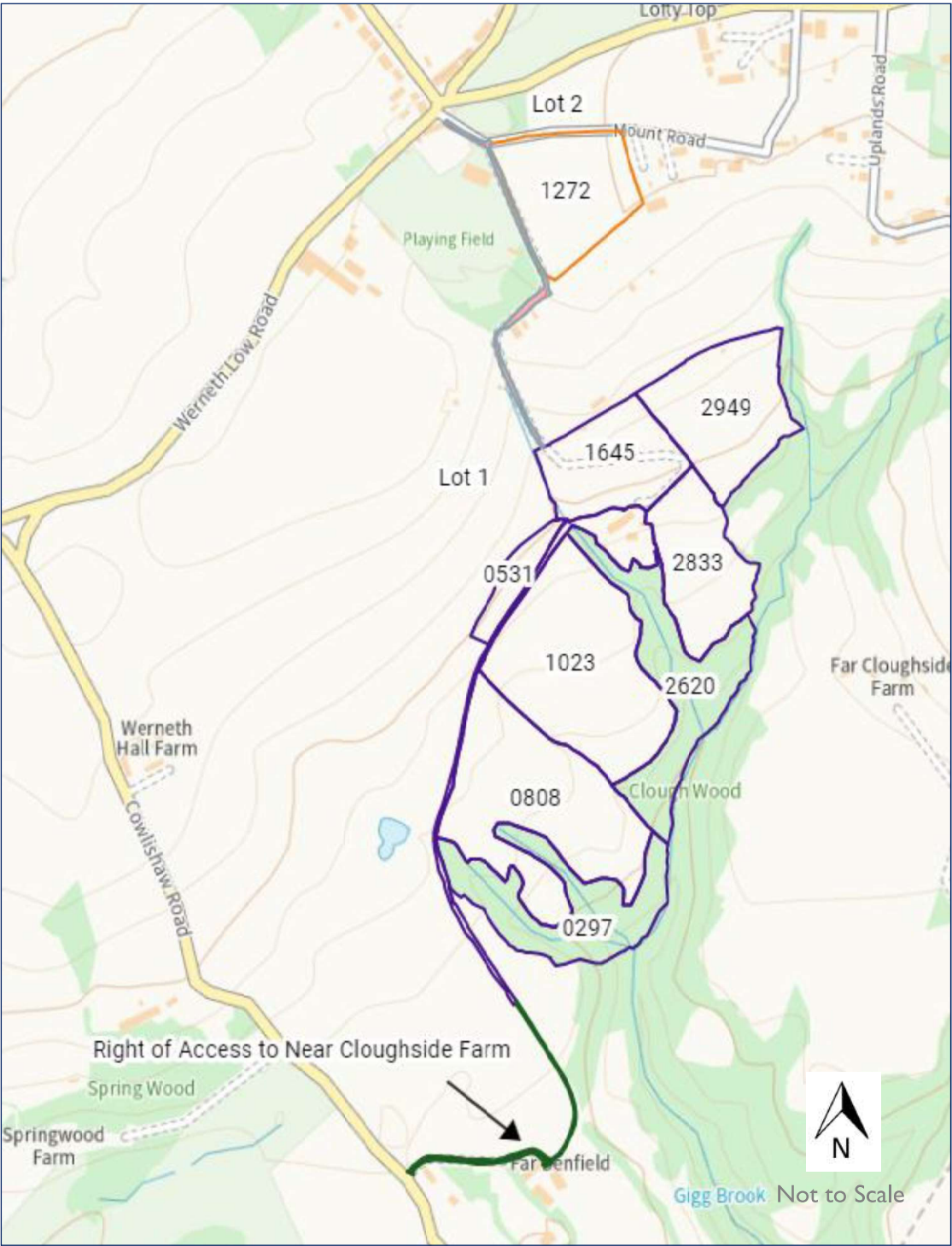
The purchaser would be responsible for maintaining the boundary fencing.

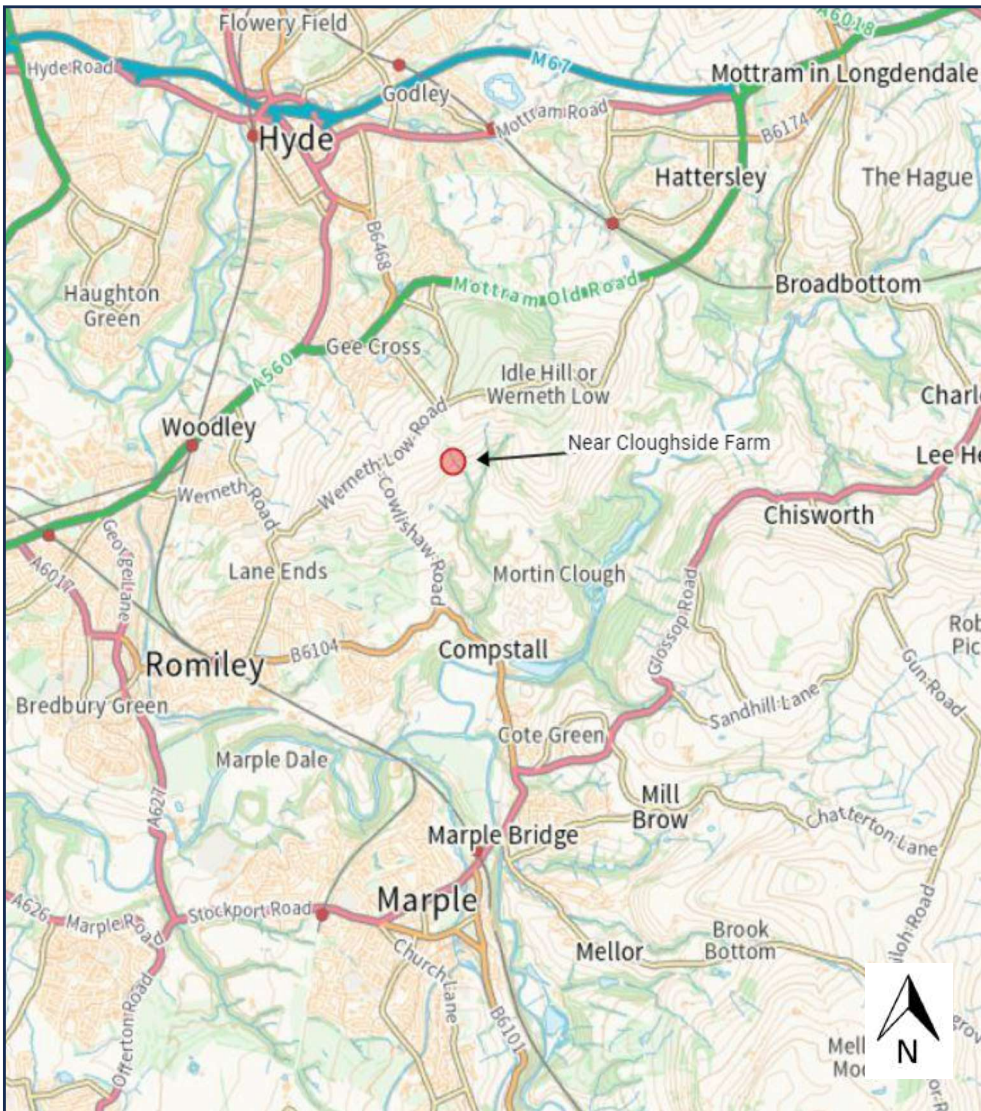
SITE DESIGNATIONS

Located in the greenbelt as well as an Impact risk zones for sites of Special Scientific interest.

RIGHTS OF WAY

As shown on plan highlighted in green there is right of access to Near Cloughside Farm from the South as well as the existing access as highlighted in grey.





LOCATION - WHAT3WORDS - ///ideal.heads.poem

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

Water is from a Borehole and single-phase electricity.

SELLING AGENTS

Tony Rimmer/ James Parton
Rostons Limited
Chester CH3 9AU
Tel: 01829 773000
Email:
tonyrimmer@rostons.co.uk

SOLICITOR

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Email: helen.nash@dtmlegal.com

LOCAL AUTHORITY

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Borough Council
Town Hall, Edward Street ,
Stockport, SK1 3XE
Telephone: 0161 217 6026
Website:
www.Stockport.co.uk



Near Cloughside Farm, Werneth Low Road, Hyde

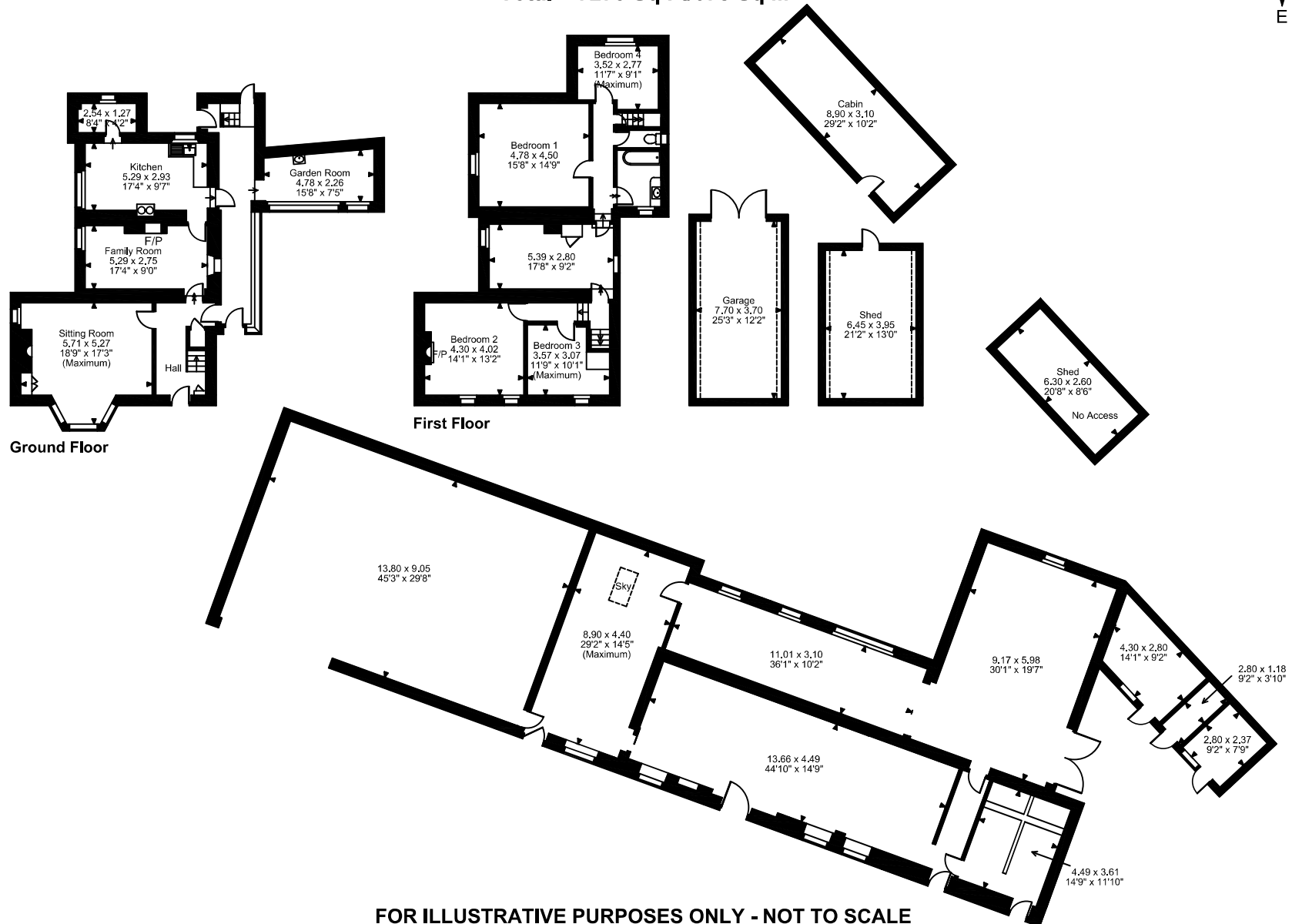
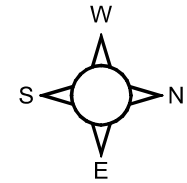
Approximate Gross Internal Area

Main House = 2206 Sq Ft/205 Sq M

Garage = 274 Sq Ft/25 Sq M

Outbuilding = 4793 Sq Ft/445 Sq M

Total = 7273 Sq Ft/675 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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