



Cherry Tree Farm,
School Lane, Manley, Frodsham Cheshire, WA6 9DY

Rostons 
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Cherry Tree Farm

School Lane | Manley | WA6 9DY

Frodsham 4 miles, Helsby 2.8 miles, Chester 8.9 miles
(All distances approximate)

A delightful property comprising farmhouse, large brick barn, range of modern and traditional outbuildings all set within 7.77 acres (3.15 ha).

- Attractive farmhouse set back off the road
- Range of traditional brick buildings and steel outbuildings
 - 7.03 acres (2.84 ha) of agricultural land



CHERRY TREE FARM offers an attractive period farmhouse with range of traditional and modern farm buildings, all set within 7.77 acres. It would be well suited to those wanting a family home with a manageable amount of land.

Set within Manley village and walking distance of the local primary school, the property offers a rural haven to bring up a young family surrounded by countryside.

Manley is a quiet village within Cheshire West and Chester offering excellent road networks to Chester, Manchester, Liverpool and beyond whilst still being in close proximity to Delamere Forest.

Offers in excess of £750,000

CHERRY TREE FARMHOUSE

GROUND FLOOR

- **Porch/Hallway** – offering storage space for coats, wellies.
- **Kitchen** – with modern wood built in units, oven and window overlooking part of the lawn.
- **Utility** – offering further fitted units and space for appliances.
- **Downstairs W.C** – off the utility room with a toilet and hand basin.
- **Dining Room** – off the kitchen is a dining room overlooking the entrance to the property.
- **Lounge** – offering a cosy living space with log burner and double doors to the conservatory.
- **Conservatory** – surrounded by lawned garden, a bright and airy room for relaxing.

FIRST FLOOR

- **Bedroom 1** – Large double bedroom with storage space and double window overlooking the front garden.
- **Bedroom 2** – Double bedroom currently used as a twin with link door to Bedroom 3 and window overlooking the back garden.
- **Bedroom 3** – Linked to bedroom 2, a third double room with window to the front of the property offering a bright and airy room.
- **Family Bathroom** – with cream tiled bathroom and glossy white facilities including w.c, sink and shower, complete with built in storage cupboards.





GARDEN

Wrapping around the side and rear of the property, an expansive lawned area with an abundance of flower borders and tall hedge boundaries offers a tranquil and private space for family and friends to enjoy.

OUTSIDE

To the front of the property is an expansive yard area and access to the outbuildings. There is further parking and a garage/carport to the rear of the residential property.

There is a large brick two storey traditional building currently used for storage with a snooker room upstairs, followed by several agricultural buildings used for machinery and fodder storage.

In total the house, buildings and yard cover 0.74 acres (0.30 ha).

Surrounding the buildings is 7.07 acres (2.84 ha) of agricultural land currently down to grass.

FLOORPLANS – Included in this brochure and available from the selling agent.





BUILDINGS

A useful range of modern and traditional buildings, currently used for agricultural purposes.

No	Dimensions (sq. m. approx.)	Description
1	127	Farmhouse & store
2	49.44	Brick and wood garage, carport and general storage
3	296.03	Large brick two storey outbuilding with lean to
4	85.26	Steel frame dutch barn
5	108.37	Wood frame hay & fodder storage shed
6	95.61	Agricultural storage building



THE LAND

The total land area measures 7.77 acres (3.15 ha) with the yard and buildings extending to 0.73 acres (0.30 ha) and the agricultural land comprises grassland of 7.04 acres (2.85 ha).

It has predominantly been grazed by the current occupants but would equally produce a good mowing crop.

BOUNDARIES

The boundaries are a well-fenced and suitable to have stock out.

SOIL TYPE & LAND GRADE

According to Soils of England & Wales the soil is classed as a combination of Soilscape 10, described as freely draining slightly acid sandy soils.

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

AGRI-ENVIRONMENTAL SCHEMES

The land is not currently entered into any schemes, but it is likely to be suitable for land-based schemes.

SITE DESIGNATIONS

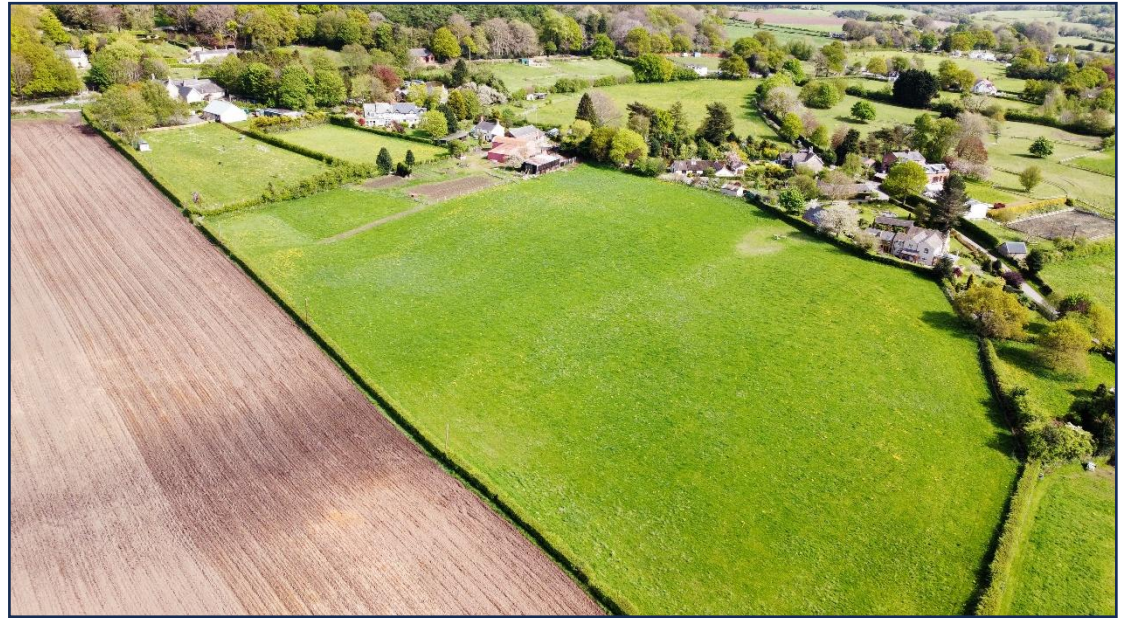
Greenbelt.

DEVELOPMENT POTENTIAL

The site has significant potential as a family home, equestrian or agricultural property, or even business use subject to the relevant planning permission. Please note that we have not investigated any development options.

DEVELOPMENT RESERVATION

The property is subject to an existing overage where the previous owner is entitled to 50% of the uplift in value should planning be granted for anything other than agricultural use, farm shop and one dwelling. This is in place for a remaining period of just over 69 years. A full copy of the overage deed is available from the selling agent.



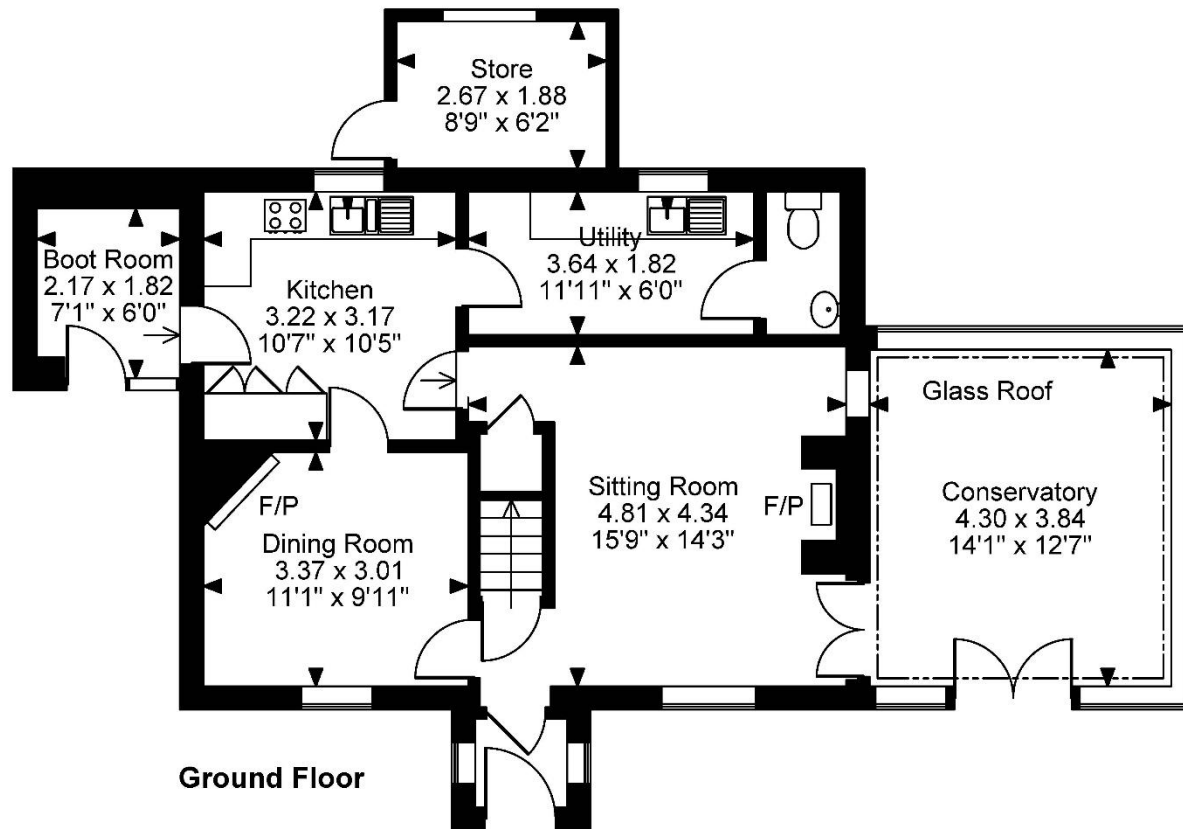
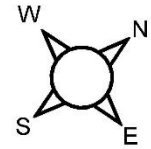
Cherry Tree Farm, School Lane, Manley, Frodsham

Approximate Gross Internal Area

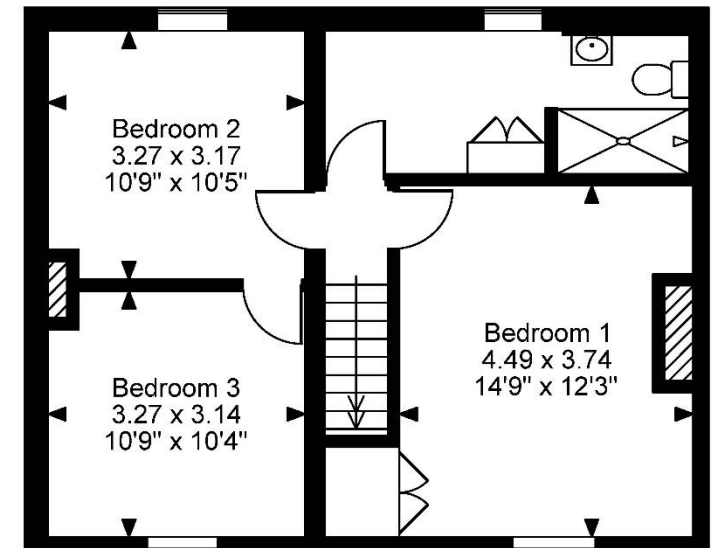
Main House = 1372 Sq Ft/127 Sq M

Garage = 54 Sq Ft/5 Sq M

Total = 1426 Sq Ft/132 Sq M



Ground Floor

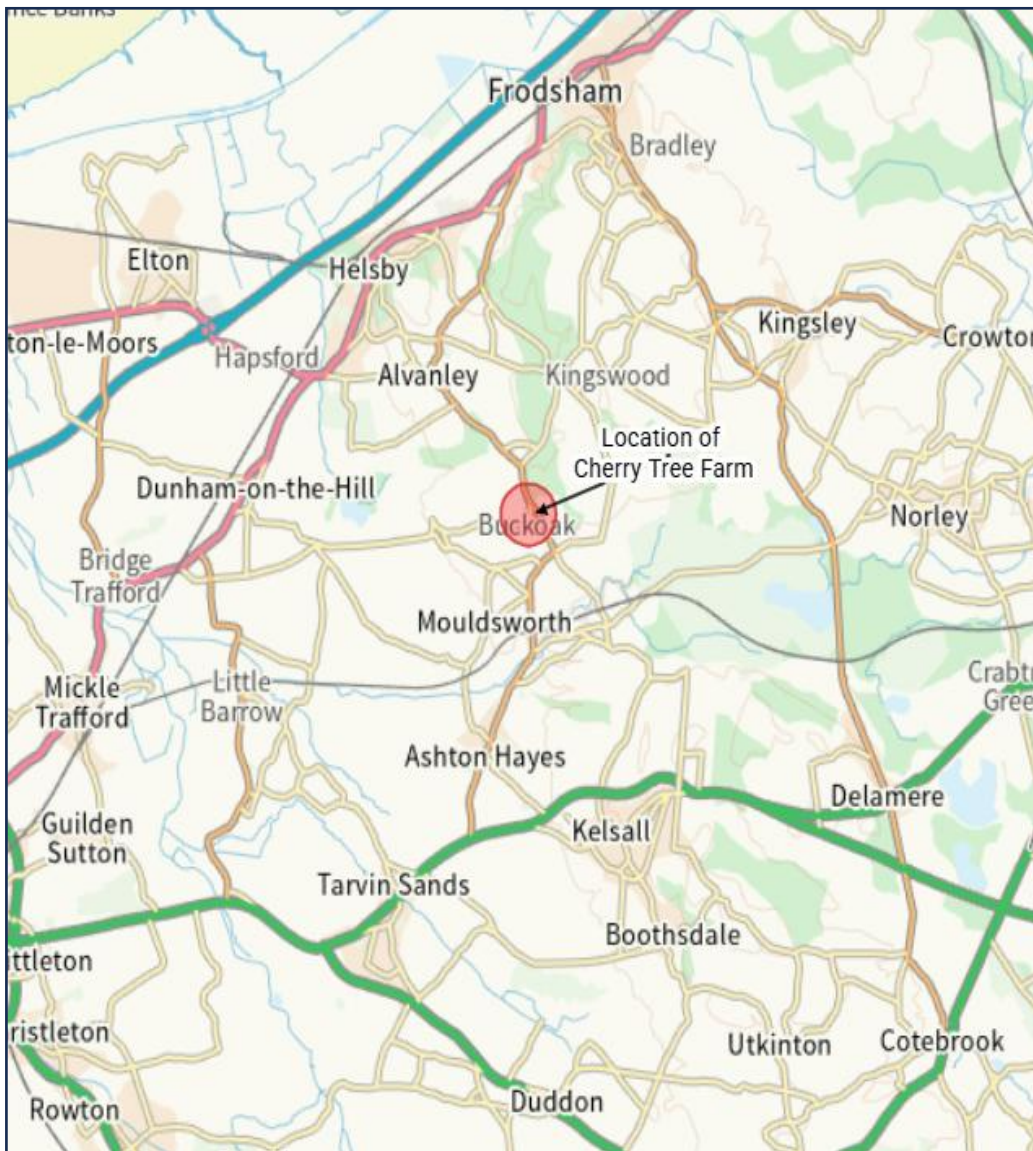


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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LOCATION - WHAT3WORDS - [///continues.taxed.trout](#)

FLOORPLANS – Available from the selling agent.

COUNCIL TAX BAND – F

EPC – F

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 and Electricity. Oil central heating. Private Drainage.

SELLING AGENTS

Alice Kearns
Rostons Limited
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SOLICITOR

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LOCAL AUTHORITY

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