



Mollards Farm, Gawsworth, Cheshire, SK11 9JE
For Sale by Informal Tender

Whittaker ^{Est. 1930}
& Biggs

Mollards Farm

The Property is being offered for sale together with 60.57 acres of accompanying land, a range of former farm buildings, and a brick-built barn, offering both residential and commercial potential.

Having been owned by the same family for over 60 years, this is a rare and interesting development opportunity, one that extends to a variety of purchasers, as there are many exciting possibilities. Given the potential on offer, it's sure to pique the interest of those looking for private country escapism, surrounded by far reaching views, as well as those looking for a site with development opportunities (subject to planning approval).

Upon your approach you are transported to the peace of the countryside and accompanying land. Access is provided via a tarmacadam track which in turn leads you to a private driveway having gated access to the main farmhouse and surrounding buildings. The position of the property ensures complete privacy, concealed from the roadside.

The farmhouse is prominently positioned amongst the farm buildings, which are a suitable distance from the main house, should future developments be sought.

The outbuildings comprise of a substantial brick built two storey barns, plus a range of open steel framed barns. Impressive in size for development they also capture spectacular and uninterrupted Cheshire views, one of many reasons why their development would be so remarkable.

The main house offers four bedrooms and two reception rooms, being ripe for modernisation and extension, which in turn would presents itself with a whelm of possibilities, depending on the purchaser's style.



With its original aesthetically pleasing frontage, one could adopt the traditional style renovation of the classic Cheshire farmhouse, which admittedly is a favourable design with properties of this era.

For those with ambitious architectural plans an alternative and contemporary design could be sought to achieve the highly envied modern Cheshire home, which is an increasingly popular design within such affluent Cheshire areas.

The opportunity to personally design, refurbish and reside in your dream home, is certainly alluring but also increasingly rare to acquire.

As previously mentioned, there are 60.57 acres of surrounding land which presents both business and commercial opportunities, ideal for those looking for a versatile site to expand or develop.

Gawsworth is a delightful semi-rural village which exudes charm and character, located on the outskirts of Macclesfield, steeped in history with its Tudor built Gawsworth Hall. This invaluable location is also known for its picturesque Cheshire countryside, canal walks and rambling all within close proximity.

Gawsworth village has its own primary school with links to Fallibroome Academy. There are good road links to the neighbouring towns of Alderley Edge, Wilmslow, and Knutsford, which are home to some of the best public schools in the Cheshire region, including The Rileys, Kings and Alderley Edge School for Girls to name a few.

For commuters there are accessible rail links to Manchester and London with Manchester Airport being less than 15 miles away.

With hybrid working on the rise, never has the desire of the rural lifestyles been so sought after.

Mollards Farm, once developed, would create the perfect lifestyle for those looking to retreat away from the hustle and bustle of city life, with all the holistic benefits one can experience from a living a country life.

However, should city life still call to you, the vivacious city of Manchester is approximately 24 miles away, ready to accommodate you with its rich culture, independent restaurants, and effervescent nightlife, whenever the taste for City life beckons.

A rare and privileged opportunity with many possibilities awaits you, subject to approval. The only limitations are your budget.



Lot 1: - Mollards Farm, in all about 60.57 acres
(Edged red on the sale plan) Guide price - £1,500,000.

A delightful small farm where the house, buildings and yard are positioned in the centre of the holding, surrounded by productive meadows, pasture, ponds and woodland. The detached farmhouse has four bedrooms and is in need of some modernisation. It could be suggested that the house lends itself to being extended, subject to the appropriate planning consents, to make a perfect family home. The brick-built farmhouse has a pitched flag roof. The kitchen and master bedroom are within an extension built in 1968.

Entrance Hall

Providing access to the downstairs toilet benefiting from a low-level WC.

Kitchen

Tiled floor, oil fired Aga, electric oven, stainless steel sink, wall and base mounted kitchen units, washing machine plumbing, dishwasher plumbing. Single glazed timber framed window to the rear.

Pantry

Accessed from the kitchen with built in shelving.

Lounge/Dining Room

Open fire, open ceiling beams, radiators, three single glazed timber framed windows, two to the front and one to the rear, access to the kitchen and sitting room and first floor via the stairs.

Sitting Room

Accessed from the dining room and front porch benefiting from an open fireplace and radiators with five single glazed timber framed windows across the three sides.

Landing

Ceiling beam, radiator and timber framed single framed window to the rear.

Bedroom One

A double bedroom with a built-in cupboard and single glazed timber framed windows to the front and rear. Radiator.

Bedroom Two

A single bedroom with a single glazed timber framed window and radiator.

Bedroom Three

A double Bedroom, radiators and timber framed single glazed window.

Bedroom Four

A single bedroom off the hallway, built in cupboard, radiators and timber framed single glazed window to the front and rear.

Bathroom

The Bathroom benefits from a bath with a gravity shower, low level WC and hand wash basin, radiator and a frosted timber framed single glass window to front.

Garage

Single garage housing the heating boiler. Two single glazed windows to the rear and side. Up and over metal door.

Garden and Curtilages

Stone flagged pathway around the front, side, and rear of the farmhouse. A cobble courtyard to the front of the farmhouse with a small lawned area with a mature orchard and garden shed.

Services

The property benefits from septic tank drainage, oil fired central heating, mains electricity and a private water supply.

EPC

The EPC rating for the property has been assessed as Energy Rating F.

Council Tax Band

The property is registered with Cheshire East Borough Council as a Band E

Farmyard

The farmyard comprises of a mixture of traditional brick and tile and more modern farm buildings previously used for housing livestock and general storage. The yards are

mostly concrete providing good access and extra storage facility.

Planning

Some of the traditional buildings may have the potential to be converted subject to the required consents at the expense of the purchaser.

The Land

Mollards Farm is within a ringed fence and split into several usefully sized parcels. The whole of Lot 1 extends to 60.57 acres including approximately 41.37 acres of meadow and 16.85 of pastureland. The rest is made up of farmyard and ponds. The land is Grade 3 and is mostly freely draining slightly acid sandy soils, according to the Soilscales database.

Lot 2: - 6.31 acres of meadowland

(Edged blue on the sale plan) Guide Price - £95,000

A regular shaped and level meadow with road frontage onto the Congleton Road (A536) and access from the private lane. The land is suitable for a range of purposes and could be used for arable cropping as well as grazing horses (STP). Mains water connected.

Lot 3: -Approximately 0.20 acres known as 'The Plot.'

(Edged Pink on the sale plan) Guide Price - in excess of £20,000

A roadside plot of land on Congleton Road (A536) surrounded on three sides by High Lane Farm to the rear, and two dwellings either side. It could be suggested that this Lot has some planning potential and is large enough to build at least one residential dwelling.

VIEWINGS

Viewings of all three lots are strictly by appointment with the agents, Whittaker and Biggs. Anyone inspecting the land and buildings does so entirely at their own risk and neither the selling agents nor the vendors accept responsibility or liability for any injuries or consequential loss howsoever caused.

TENURE AND POSSESSION

The Land is sold freehold and with vacant possession granted upon completion.

SOIL TYPE AND LAND GRADE

According to the Cranfield Soil and Agri-food Institute Soilscape of England & Wales), the soil is classed as "Soilscape 10" described as Freely draining slightly acid sandy soils and the land is Grade 3 Good to Moderate (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

LAND REGISTRY

The land is not registered with the Land Registry.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The property and land is sold subject to, and with the benefit of all existing rights, including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

BASIC PAYMENT SCHEME AND STEWARDSHIP SCHEMES

The land is registered with the Rural Payments Agency and has been claimed on for the Basic Payment Scheme (BPS), but no entitlements are included with the sale of the land. The vendor has claimed the BPS for 2023 and buyers must comply with the Cross Compliance regulations on their behalf for the remainder of the calendar year. The land is not currently entered into any Stewardship schemes.

NITRATE VULNERABLE ZONE

The property lies within a Nitrate Vulnerable Zone.

SERVICES

Mains water is connected to Lot 2. If Lots 1 and 2 are purchased separately then the buyer of Lot 1 will have the right to take water from the supply at Lot 2.

VAT

Any prices quoted or discussed are exclusive of VAT. In the event that the sale of the property or any part thereof or any right to it becomes a chargeable supply to the purposes of VAT, such tax will be payable in addition to the sale price.

SALE PLANS

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

OVERAGE

Lot 1 will be sold subject to an uplift provision for Development Overage placed upon the farm buildings as detailed in the Schedule and plan of the buildings which will be in place for a 25 year period and in the event of Planning Consent being obtained for residential development or permission obtained under Permitted Development Rights Class Q an overage will be payable on the sale of the building with planning consent or upon the commencement of development and which will be a 30% of the uplift from the value of the building as an agricultural building with no prospect of development and the value of the building with the benefit of planning consent or permitted development rights for conversion to residential property/ properties. This will be payable to the Vendor or their successors in title.

METHOD OF SALE

The property is offered for sale by Informal Tender. A Tender Form is attached to these particulars and only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD 'Mollards Farm'. The vendor reserves the right to not accept the highest, or any of the offers received.

DEPOSITS AND COMPLETION

The successful purchaser will be required to pay a deposit of 10% of the sale price upon exchange of contracts. It is expected that exchange will take place within 28 days of an offer being accepted and that completion will take place as soon as possible thereafter.

DIRECTIONS

what3words///minder.shelter.amounting
Sat-nav postcode: SK11 9JE

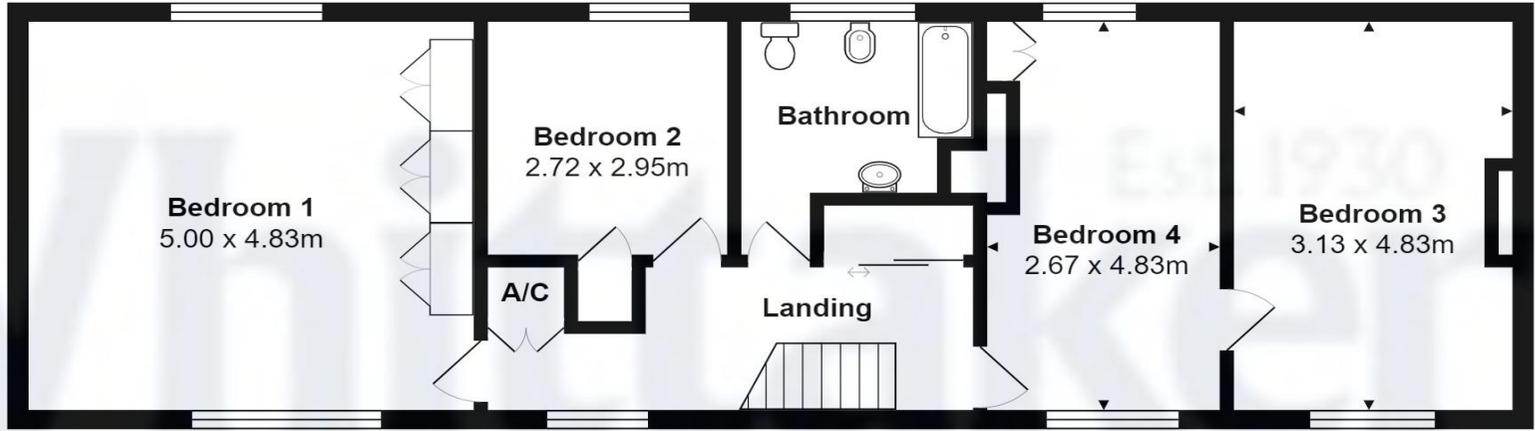




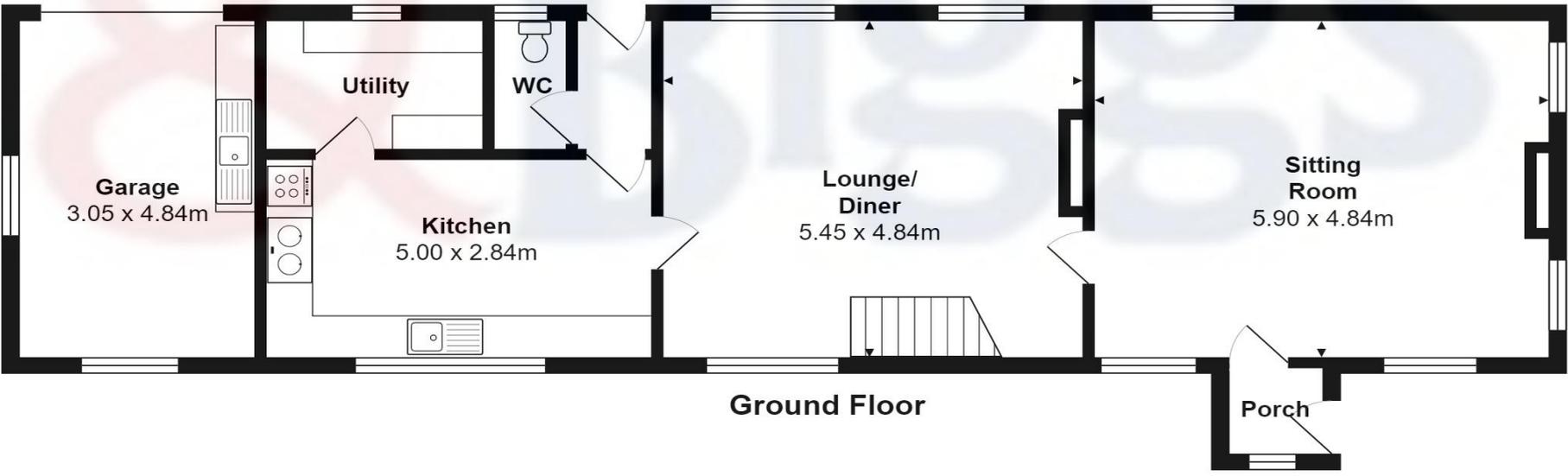
LOT 2



Total Area: 178.5 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

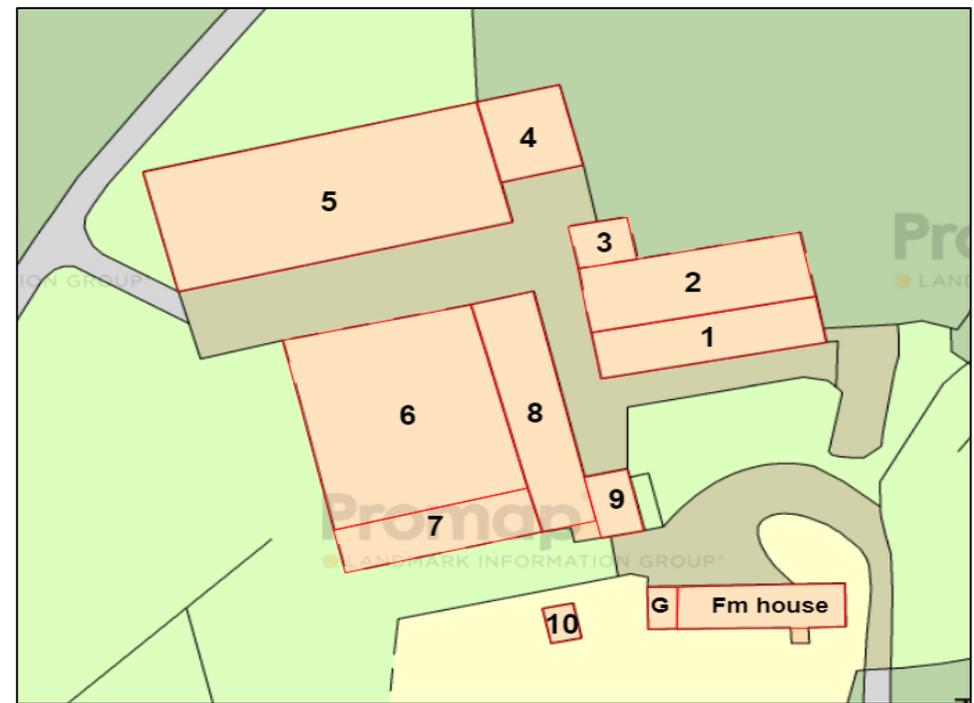


First Floor



Ground Floor

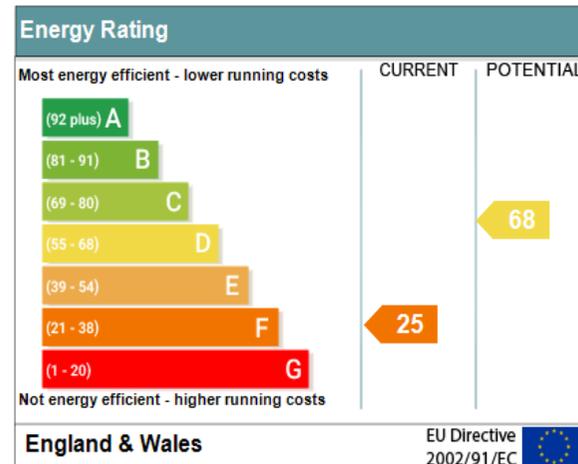
Number	Approx size	Description
1	22.7m x 5m	Former shippon split into three sections with hay loft above
2	7m x 21.5m	Adjoining lean to shed. Pole barn with a mono pitched
3		Former grain silo
4	8m x 9m	Steel framed lean to
5	32.7m x 14m	7-bay steel portal framed building with pitched roof, 6ft high block walls and Yorkshire boarding to the eaves on three sides and open fronted feed passage with an earth floor
6	18.4m x 22m	4-bay pole barn with a mono pitched roof with 4ft block walls and corrugated iron side cladding to the eaves and an earth floor
7	5m x 19m	Concrete frame 'Atcost' building with a pitched roof, open sides, and an earth floor
8	6m x 26.5m	5-bay steel and timber frame building with a mono pitched roof, 3ft block wall to the front and fully end clad.
9	4m x 7m	Brick built building with mono pitched roof split into three sections: workshop, store and coal shed
10	4m x 3m	Timber frame and clad garden shed

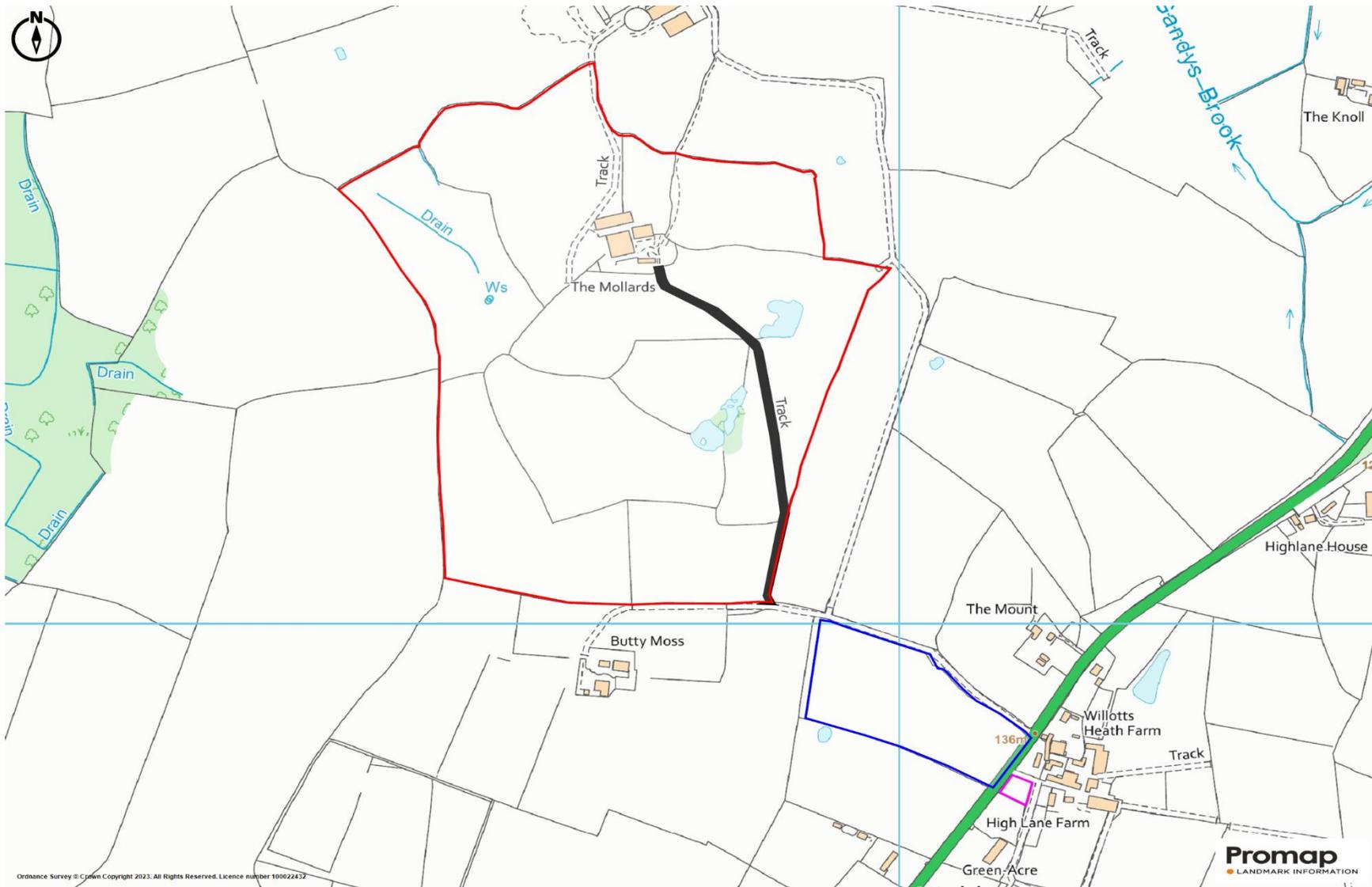


The table above describes the various buildings.

Address: Mollards Farm, Congleton Road, Gawsworth, MACCLESFIE...

RRN:





IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agent they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings, or services and so cannot guarantee they are in fit working order or fit for their purpose. The agent would also like to point out that the majority of the of the photographs used on their brochures are taken with non-standard lenses.

16 High Street
 Congleton
 Cheshire
 CW12 1BD
 T: 01260 273241
 E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
 & Biggs**