



## Mill House Farm

Watery Lane, Astbury, Congleton, Cheshire, CW12 4RS

Offered for sale in six lots by Public Auction, an increasingly rare and exciting opportunity to purchase property and land, in the popular and sought after rural locality of Astbury. Lot 1 presents a chance to purchase the farm steading of a former livestock farm, with a sizable two storey four bedroom brick farmhouse in need of selective renovation and modernisation, two ranges of traditional brick barns with potential for residential or commercial conversion (subject to obtaining planning consent), a modern farm building, yard areas and grassland extending to 12.50 acres in total. Lots 2 to 6 present the opportunity to purchase blocks of sound grassland ranging from 1.94 acres to 30.01 acres, which are suitable for mowing and grazing. This sale is expected to be of strong interest to a wide variety of purchasers ranging from lifestyle purchasers, local and neighbouring landowners looking to add to their existing holdings, equestrian parties, developers and investors.

**In all about 80.14 Acres (32.44 Hectares)**

**Lot 1 - Farmhouse, Buildings, Yard and Surrounding Grassland (12.50 Acres)**

**Lot 2 - Grassland (17.77 Acres)**

**Lot 3 - Grassland (30.01 Acres)**

**Lot 4 - Grassland (1.94 Acres)**

**Lot 5 - Grassland (10.76 Acres)**

**Lot 6 - Grassland (7.16 Acres)**

**To be sold by Public Auction on Wednesday 9<sup>th</sup> October 2024 at 7:30pm**

**Venue: - Congleton Golf Club, Biddulph Road, Mossley, Congleton, CW12 3LZ**

Tel: 01538-372006 [www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

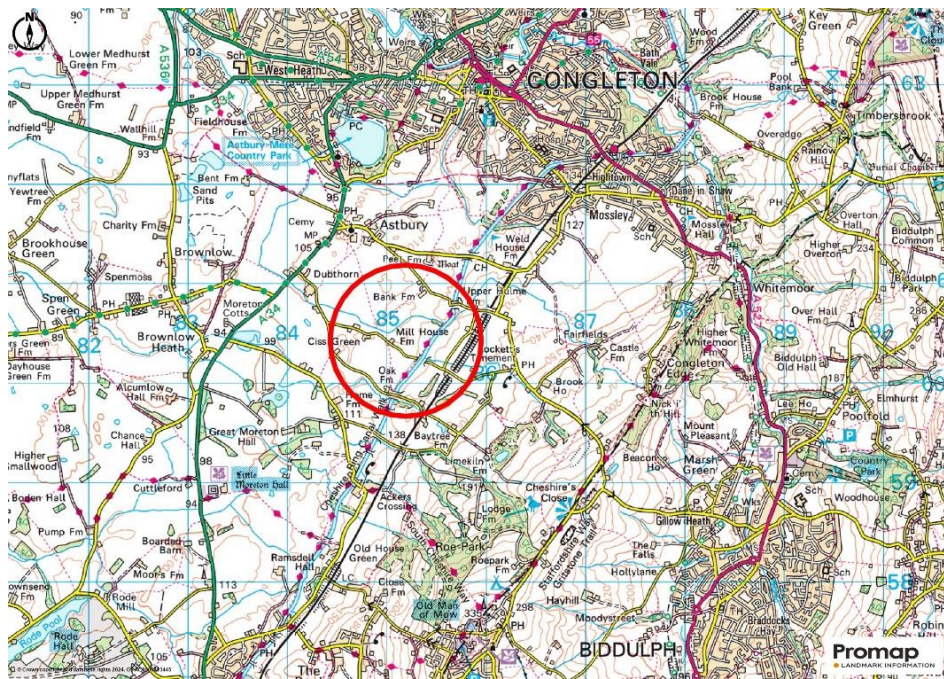
Whittaker & Biggs Est. 1930

## LOCATION

Mill House Farm, Watery Lane, Astbury occupies a delightful rural location surrounded by open countryside to the south of Congleton (2.7 miles by road) in the county of Cheshire.

The nearby picturesque village of Astbury is approximately 1.4 miles by road to the northwest, with its splendid church, primary school, pub and Glebe Farm which offers a range of shops.

The town of Congleton provides a wide range of national chain and independent shops, schools, restaurants, bars and a railway station with a regular service to Manchester, Stoke-on-Trent and beyond. There are also good roads links to junction 17 of the M6 Motorway, which is only a 10 minute drive, providing easy access to the surrounding areas, towns and cities.



## DIRECTIONS

From Congleton, take the A34 Newcastle Road and continue, passing by Astbury for approximately 1.40 miles and upon reaching the Astbury Meadows Garden Centre turn immediately left onto Watery Lane. Proceed along the lane for approximately 0.80 of a mile, passing the entrance to Lot 6 on the lefthand side and the entrance to Lot 1 is on the left hand side as identified by a 'FOR SALE' board. Lot 2 is situated on the opposite side of the road to Lot 1. For Lots 3, 4 and 5, continue along Watery Lane. The entrance for Lot 3, is on the lefthand side before reaching the low underpass of the Macclesfield Canal and for Lots 4 & 5 go through the underpass to the junction with Gorse Lane and turn left and the entrances to both lots are on opposing sides of Gorse Lane close to the junction, with Lot 4 on the righthand side and Lot 5 on the lefthand side.

**Lot 1** - What3Words: ///lived.brain.sizes    **Lot 2** - What3Words: ///roof.angle.pile

**Lot 3** - What3Words: ///audit.vision.cuts    **Lot 4** - What3Words: ///coach.dart.retail

**Lot 5** - What3Words: ///works.sling.grain    **Lot 6** - What3Words: ///yards.enjoy.beyond

## VIEWINGS

### LOT 1

Strictly by Appointment Only on **Wednesdays 12 pm – 1 pm** and **Saturdays 12 pm – 1 pm**, up to the date of the Auction. All viewings will be accompanied by a representative of Whittaker & Biggs. Please contact our Leek office on 01538 372006 or email [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk) to book a time slot. This was a working farm until very recently, viewers are advised that both the farmhouse and yard areas have a number of uneven surfaces. In addition, there are livestock grazing on the land and viewers should be aware of these if walking the boundaries, however much of the land can be seen from the farm stading.

### LOTS 2 - 6

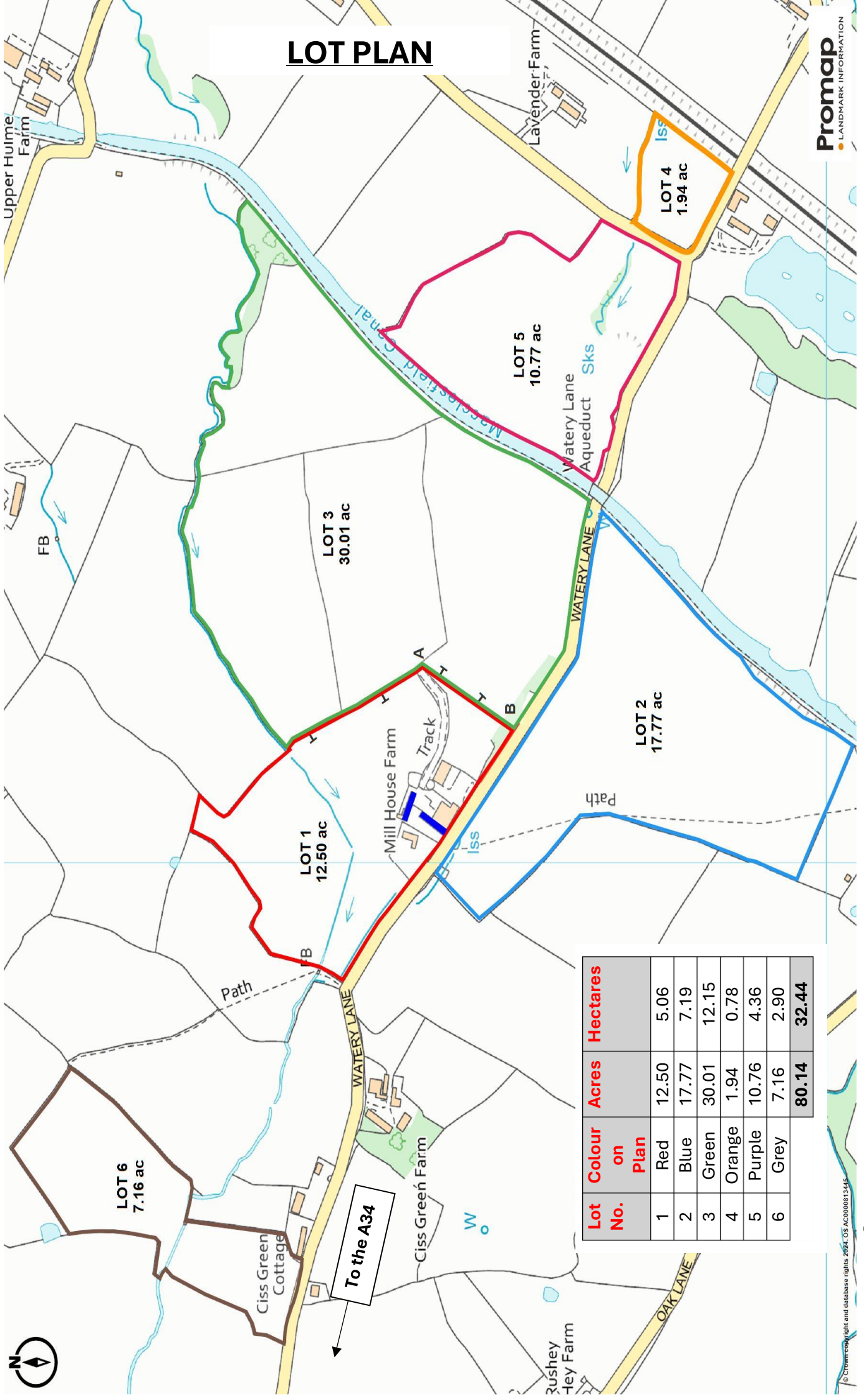
These bare land Lots may be viewed during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly.

In respect of **Lot 3**, there is livestock grazing on the land and viewers should be aware of these if walking the boundaries.

**In respect of all Lots** - No dogs are permitted to accompany people on viewings, and children must always be under close supervision.

Anyone inspecting the property and land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss howsoever caused.

# LOT PLAN



Lot No.	Colour on Plan	Acres	Hectares
1	Red	12.50	5.06
2	Blue	17.77	7.19
3	Green	30.01	12.15
4	Orange	1.94	0.78
5	Purple	10.76	4.36
6	Grey	7.16	2.90
		<b>80.14</b>	<b>32.44</b>

# LOT 1

**Mill House Farmhouse, buildings, yard and surrounding land. Extending in total to approximately 12.50 Acres (5.06 hectares)**

**Edged RED on the Lot Plan**

**Guide Price: £700,000 plus**

Shown edged red on the attached plan and comprising of the farm steading of a former livestock farm, with a sizable two storey four bedroom brick farmhouse in need of selective renovation and modernisation, two ranges of traditional brick barns with potential for residential or commercial conversion (subject to obtaining planning consent), a modern farm building, yard areas and grassland extending to 12.50 acres in total, the property is more particularly described as follows:

## LOT 1 - THE FARMHOUSE

The farmhouse which is of traditional brick wall construction with part rendered and painted elevations under a pitched tiled roof, has an approximate external floor area of 2,850 ft<sup>2</sup> (265 m<sup>2</sup>).

To the east of the house there is a flagstone patio and feature pond, with a large lawned area to the south and west.

Internally the property comprises of the following accommodation:

### GROUND FLOOR

#### Entrance Hall - 5.68m x 2.08m (18'8" x 6'10")

UPVC part glazed door to north elevation, with a cupboard having space for a washing machine and tumble dryer, door off to cloakroom with low level w.c, wash basin and heated towel rail, tiled floor, fitted cupboard and Mistral oil fired central heating boiler.

#### Breakfast Kitchen - 3.41m x 4.83m (11'2" x 15'10")

The kitchen is accessed from the Entrance Hall and benefits from modern wall and base units, part tiled walls, laminated floor, spotlights, single stainless sink unit and drainer, built in electric oven with gas hobs, oil fired Rayburn in Inglenook fireplace. Timber framed double glazed window to the side and a large window to the front.

#### Dining Room - 5.14m x 4.83m (16'10" x 15'10")

Accessed from the Entrance Hall the dining room benefits from beamed ceiling two single panelled radiators, feature brick fireplace, tiled hearth, multi fuel log burner, T.V. aerial point and two timber framed double glazed windows.

#### Lounge - 7.81m x 4.74m (25'7" x 15'7")

Accessed from the Dining Room, the Lounge benefits from open ceiling and wall beams, stone fireplace with wooden mantel piece, two double panelled radiators, external door to the eastern elevation wall, B.T. point and three double glazed timber framed windows. Staircase off to the first floor with an understairs low level wc and wash basin.

#### Sitting Room - 4.73m x 5.47m (15'6" x 17'11")

Accessed from the Lounge and having two double panelled radiators, fireplace with wooden mantel piece and hearth.



### FIRST FLOOR

Straight staircase leading to Landing with obscure glazed timber sash window with aluminium framed secondary glazing, loft access above.

#### Bedroom One - 4.74m x 5.47m (15'7" x 17'11")

A double bedroom accessed from the top of the stairs with two double panelled radiators, fitted wardrobes with sliding mirrored doors, two double glazed timber framed windows. En-suite shower room with wash hand basin and cupboard below, low level w.c., shower cubicle with Triton shower, tiled walls, heated towel rail and Aluminium framed double glazed window unit.

#### Bedroom Two - 3.80m x 4.71m (12'6" x 15'5")

A double bedroom accessed from the top of the stairs with double panelled radiator, fitted wardrobes and shelving, a double glazed timber framed window, with access through the bedroom to the other rooms beyond.

#### Bedroom Three - 3.91m x 4.83m (12'10" x 15'10")

A double bedroom accessed from Bedroom Two and through access to Dressing Area with a single panelled radiator, fitted wardrobes and a timber framed double glazed window.

#### Dressing Area - 5.17m x 2.59m (17'0" x 8'6")

Providing access to the bathroom and bedroom Four, with a single panelled radiator.

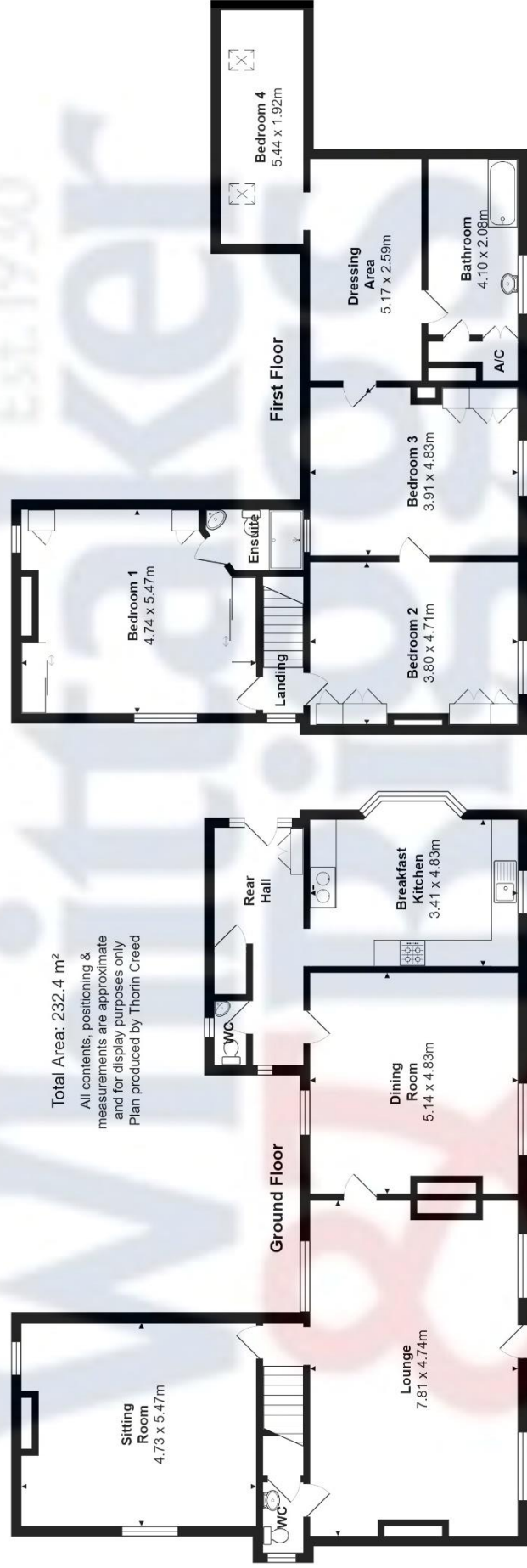
#### Bathroom - 4.10m x 2.08m (13'5" x 6'10")

Accessed from the Dressing Area and having a double panelled radiator, panelled enamel bath, pedestal wash basin, tiled walls, airing cupboard with shelving cold water tank, hot water cylinder.

#### Bedroom Four / New Bathroom - 5.44m x 1.92m (17'10" x 6'4")

Accessed from the Dressing Area, this room is in the process of being renovated with plastered walls and fittings with two Velux roof windows.

## Farmhouse Floor Plan





**LOT 1 – Breakfast Kitchen**



**LOT 1 – Sitting Room**



**LOT 1 - Lounge**



**LOT 1 – Bedroom One**

## LOT 1 - THE FARMYARD

The farmyard is to the east of the house and comprises of ranges of both traditional and modern farm buildings.

Whilst many purchasers will have continuing agricultural uses or adaption to equestrian uses in mind, the Traditional Farm Buildings are also considered to offer potential for a courtyard development of residential barn conversions or change of use for holiday accommodation to take advantage of the local tourism market or indeed for offices, storage or workshop purposes subject to obtaining any necessary planning consents that are required. The Sellers have obtained advice from a planning consultant and a copy of this can be made available upon request.

### TRADITIONAL BRICK BARN ONE

Bordering Watery Lane, a traditional barn of brick wall construction under a pitched tiled roof and split into two sections.

#### FIRST SECTION

The first section is two storeys high and externally measures 20.45m x 6.25m (67'1"x20'6") and comprises of the following:

**Fuel Store/Garage** – Electric roller shutter door, hardcore floor, open to eaves and power connected.

**Stable/Store** – Lofted, concrete floor and lighting.

**Loose Box** – Lofted, concrete floor and lighting.

**Store Room** – Door to front and open to rear, open to eaves, stone slab floor and lighting.

**Store Room** – Lofted and lighting.

#### SECOND SECTION

The second section is single storey and externally measures 11.70m x 6.25m (38'5"x20'6") and comprises of the following:

**Garage/Workshop** – Concrete floor with inspection pit, three phase electricity supply, accessed to the front via an up and over garage door and to the rear via a timber split stable door.

**Loose Box** – Accessed from rear, concrete floor.

### TRADITIONAL BRICK BARN TWO

Positioned to the north of the yard is a single storey brick range under a pitched roof externally measuring 28.70m x 6m (94'2"x19'8") and comprising of the following:

**Dairy** – Concrete floor, electricity meters and fuses, coal store and internal sliding door into the parlour, pitched tiled roof.

**Parlour** – Concrete floor, 12x6 glass jar herringbone milking parlour with automatic feed hoppers, pitched tiled roof.

**Covered Collecting Yard** – Concrete floor, pitched cement fibre roof, open at end elevation.

### MODERN BARN

Positioned to the far east of the yard and measuring 20.60m x 10.97m (67'7"x36'0") of steel framed construction under a pitched corrugated cement fibre roof with boxed profile side cladding to the north elevation and a concrete sectional wall with a corrugated iron clad wall to the south elevation wall adjoining the silage pit. The building being divided into two halves, one half having a single row of 15 steel cubicles and feed barrier with concrete floor, with the other half of the building being used for loose cattle housing.

### SILAGE CLAMPS

Two earth bank silage clamps with concrete floors, measuring 19.5 m x 8.23 m (64' x 27') and the second silage pit measuring 19.5m x 19.81m (64' x 65')



**LOT 1 - Barn One**



**LOT 1 - Barn Two**



**LOT 1 - Modern Barn**



**LOT 1 - Rear of Barn One**



## LOT 1 - THE LAND

The land comprised within Lot 1 extends in total to approximately 12.50 acres (5.06 hectares). The farm steading extends to 1.43 acres and the remaining 11.07 acres is described as follows.

To the west and north of the farm steading there is a parcel of permanent pasture extending to approximately 9.80 acres, with a stream known as Dairy Brook passing through it providing a good source of natural water for grazing livestock and over which there is a culvert to enable crossing. The parcel is generally level and accessed via a gate off Watery Lane and also the farmyard. A pond has developed to the north of the farm steading providing an attractive feature in the landscape. The boundaries are a stock proof combination of mature hedgerows and post & wire fencing.

To the northeast of the farm steading a track extending to 0.25 acres leads to a further parcel of grassland extending to 0.84 of an acre and a small woodland section bordering Watery Lane extending to 0.18 of an acre.



## LOT 2

**Extending in total to approximately 17.77 acres (7.19 hectares) – Edged BLUE on the Lot Plan Grassland Suitable for Mowing and Grazing Purposes.**

**Guide Price: £200,000 plus**

Situated to the south of the farm steading and directly on the opposite side of Watery Lane, Lot 2 comprises of a useful 'L' shaped parcel of permanent pasture, highly suited to both grazing and mowing purposes. The boundaries are chiefly hedgerows and the land lies below the Macclesfield Canal which runs along its eastern boundary and it has two access points on to Watery Lane which runs along the entirety of the northern boundary.



# LOT 3

**Extending in total to approximately 30.01 acres (12.15 hectares) – Edged GREEN on the Lot Plan**

**Grassland Suitable for Mowing and Grazing Purposes.**

**Guide Price: £250,000 plus**

Situated to the east of Lot 1 and adjoining it along the full length of the western boundary, a block of permanent pasture comprising of four parcels of grassland and extending to approximately 30.01 acres in total. The land is accessed off and has long frontage to Watery Lane to the southern boundary and borders the Macclesfield Canal along its eastern boundary.



# LOT 4

Extending in total to approximately 1.94 acres (0.78 of a hectare) – Edged **ORANGE** on the Lot Plan Grassland Suitable for Grazing with Livestock or Horses, Mowing or alternative uses subject to planning.

**Guide Price: £35,000 plus**

Situated to the east of Gorse Lane from which it is accessed and to the north of Watery Lane, a single level rectangular grass paddock, highly suited to agricultural use and capable of being both grazed and mown for hay/silage, this field is considered likely to also appeal to those with equestrian or hobby farming interests or perhaps alternative uses subject to acquiring any required planning consent for the intended use. The boundaries are chiefly stockproof hedgerows.



## LOT 5

Extending in total to approximately 10.76 acres (4.36 hectares) – Edged PURPLE on the Lot Plan

Grassland Suitable for Mowing and Grazing Purposes.

Guide Price: £100,000 plus

Situated to the west of Gorse Lane from which it is accessed and also accessed off Watery Lane along the southern boundary, a single chiefly level parcel of grassland with a small wooded area, highly suited to grazing and being mown for hay/silage. The boundaries are chiefly hedgerows and the land borders the Macclesfield Canal along its western boundary.



# LOT 6

**Extending in total to approximately 7.16 acres (2.90 hectares) – Edged GREY on the Lot Plan**

**Grassland Suitable for Mowing and Grazing Purposes.**

**Guide Price: £100,000 plus**

Accessed off Watery Lane via a short length of track bordering a neighbouring property called Ciss Green Cottage. The Lot comprises of two parcels of gently sloping highly productive grassland, well suited to the grazing of livestock/horses and mowing for hay/silage. The parcels are divided by Dairy Brook, over which there is a bridge to enable crossing. The boundaries are chiefly mature hedgerows.



# GENERAL INFORMATION

## SERVICES

### Lot 1

The property benefits from a mains water and three phase electricity supplies connected.

Private foul water drainage to a septic tank situated within the garden.

Oil fired central heating system and bottled Calor Gas for the kitchen hob.

**Lot 2 to 6** – No mains services connected.

## COUNCIL TAX

**Lot 1** - The Farmhouse is registered with Cheshire East Council as Council Tax Band 'G'.

## FIXTURES AND FITTINGS

Only those items referred to in the particulars are included in the sale.

**ENERGY PERFORMANCE RATING:** F (22)

**LOCAL PLANNING AUTHORITY:** Cheshire East Council

## FUTURE DEVELOPMENT

### Lot 1 - Only

In respect of the two ranges of Traditional Brick Barns One & Two, shaded blue on the Lot Plan, these will be sold subject to an Overage Provision within the Sale Contract.

The Overage will be in respect of residential development only for a period of 25 years with the overage payment being 25%, that is the increase in value of the barn or barns with planning consent, less the cost of obtaining planning consent from the base value which will be the value of the barn or barns at the date on which planning consent is granted in respect of the existing use value, i.e. their agricultural use with no prospect of planning permission being obtained for development.

The overage payment will become due and payable on the sooner of either the sale of the barn or barns with the benefit of planning consent or on the implementation of the planning consent.

Full details of the provision will be included within the Auction Pack for Lot 1.

## TENURE AND POSSESSION

**All Lots** are held Freehold and vacant possession will be granted on completion.

All of the land is currently let by way of short term Grazing Licence Agreements to local farmers and these terminate on 31<sup>st</sup> October 2024.

## LAND BASED SCHEMES

**All Lots** are not sold subject to any Countryside Stewardship Scheme or Sustainable Farming Incentive (SFI) Agreements and no Basic Payment Scheme delinking monies are included with the sale.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The property 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.

**Lot 1** – To the west of the farmhouse an overhead electricity pole line crosses the land.

**Lot 2** – A public footpath crosses the field diagonally from the north west corner to the south east as marked on the plan.

## FENCING OBLIGATIONS

### Lot 1

Inward 'T' marks on the plan denote that the purchaser of this Lot will be responsible for some of the lengths of the north eastern boundary between Lots 1 and 3.

### Lot 3

In respect of the length of eastern boundary between Lots 1 and 3, marked on the plan 'A' to 'B', this is currently unfenced. The purchaser of Lot 3 is to be responsible for erecting a stockproof fence between these two points within three months of completion and is thereafter to be responsible for its future maintenance as indicated by the inward 'T' marks for this length.

## SOLICITORS

Hibberts Solicitors

25 Barker Street

Nantwich

CW5 5EN

Contact: Oliver Lewis

Telephone: 01270-624 225

Email: [oliver.lewis@hibberts.com](mailto:oliver.lewis@hibberts.com)

## METHOD OF SALE

The property is to be offered for sale by Public Auction on **Wednesday 9<sup>th</sup> October 2024 at 7:30pm at Congleton Golf Club, Biddulph Road, Mossley, Congleton, CW12 3LZ**. The Sellers reserve the right to exclude any of the property shown, sell the property beforehand or to generally amend the particulars.

## ADDITIONAL INFORMATION CONTACT

### **Peter Kirton-Darling MRICS FAAV VRS**

Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 372 006

Email: [peter@whittakerandbiggs.co.uk](mailto:peter@whittakerandbiggs.co.uk)

### **John Wilson FRICS FAAV VRS (Auctioneer)**

Whittaker & Biggs, 34 High Street, Biddulph, Stoke-on-Trent, Staffordshire, ST8 6AP

Tel: 01782-522 117

Email: [john.wilson@whittakerandbiggs.co.uk](mailto:john.wilson@whittakerandbiggs.co.uk)

## PARTICULARS

Particulars written August 2024

Photographs taken July 2024

## **MONEY LAUNDERING REGULATIONS**

All Prospective Buyers should be aware, that in order to be in a position to bid at the auction the selling agents must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations 2017 and complete a Bidder Registration Form. All parties considering bidding must either call into our Leek Office on Derby Street or to our Biddulph Office on High Street to complete the Form and provide photographic ID, ie passport/driving licence and proof of address ie: council tax/utility bill or alternatively present identification to the Auctioneers and complete the Form one hour prior to the commencement time of the Auction at the Auction Venue.

## **EXCHANGE OF CONTRACTS AND COMPLETION**

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be non-returnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). Completion of all Lots will take place four weeks from the date of the auction (Wednesday 6<sup>th</sup> November 2024) or sooner by mutual agreement.

## **DEFINITIONS OF GUIDE PRICE AND RESERVE PRICE**

**GUIDE PRICE:** An indication of the Sellers's current minimum acceptable price at Auction. The guide price or range of guide prices is given to assist prospective Buyers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the Seller and the Auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the Seller at any time up to the day of the Auction in light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition below). Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

**RESERVE PRICE:** The Seller's minimum acceptable price at Auction and the figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the Seller and Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

## **SALES CONDITIONS AND CONTRACT**

The Sales Conditions and Contract will be available for inspection at the Auctioneers' office during normal office hours in the 7 days prior to the auction. The Auction Packs can also be emailed to prospective purchasers upon request. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

## **IMPORTANT NOTICE**

WHITTAKER & BIGGS for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
- (iii) the making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that he/she has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) the photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) where any reference is made to planning permissions or potential uses, such information is given by WHITTAKER & BIGGS in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) the Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) the property is sold subject to reserve(s).
- (viii) WHITTAKER & BIGGS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.