



Birch Tree Farm

Moss Road, Cadishead, Manchester M44 5JU



p wilson & company
chartered surveyors



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For Sale as a Whole or in three Lots by Informal Tender
Tender Date: 12 noon Friday 18th October 2024

The exceptional opportunity to acquire a smallholding with enormous potential, either as a whole or in up to three lots. Birch Tree Farm comprises 2no. timber dwellinghouses with potential for modernisation or redevelopment (subject to planning), a range of agricultural buildings in modern materials, and agricultural land, in all extending to 13.05 hectares (32.22 acres) or thereabouts, strategically located 2 miles north of Cadishead, 3 miles north west of Irlam, 13 miles west of Manchester, and 10 miles east of Warrington.

It is considered that the property will appeal to those with development, agricultural, lifestyle or equestrian interests, or potentially purchasers with a variety of such interests.

Lotting Summary

The property is available as a whole or in up to three lots.

Lot 1: comprises Birch Tree Farmhouse, a range of agricultural buildings in modern materials, yard, and agricultural land extending to 3.24 hectares (8.00 acres) or thereabouts in all.

Lot 2: comprises productive Grade 1 agricultural land extending to 8.41 hectares (20.77 acres) or thereabouts in all.

Lot 3: comprises Little Haven, a bungalow, with agricultural land extending to 1.40 hectares (3.45 acres) or thereabouts in all.

The lots are shown various colours on the site plan in these particulars.

Lot 1 - Birch Tree Farm – 3.24Ha (8.00 Ac)

Lot 1 comprises Birch Tree Farmhouse, yard, a range of agricultural buildings in modern materials and land, in all extending to 3.24 hectares (8.00 acres) or thereabouts.

Lot 1 is shown edged blue on the sale plan in these particulars.

Birch Tree Farmhouse comprises a detached bungalow of timber clad construction with slate roof. The property is well-proportioned and could provide an excellent family home. The house could benefit from modernisation internally, or may provide opportunity for replacement (subject to obtaining all

necessary consents). The house currently provides the following accommodation as shown on the floor plan in these particulars.

Hallway

The welcoming front entrance leads into a hallway with two reception rooms either side.

Sitting Room

4.91m x 3.84m

The sitting room benefits from an open fire with tiled hearth, radiator and bay window.

Living Room

3.81m x 4.38m

The Living room has a bay window, an open fire with a tiled hearth, and two radiators

Kitchen

4.5m x 3.02m

A fitted kitchen with the benefit of space for oven, inset sink and drainer, plumbing for washing machine and space for a dining table.

Master Bedroom

3.81m x 3.54m

The master bedroom has a range of fitted cupboards, feature fireplace, tiled hearth and radiator.

Bedroom 2

3.91m x 3.39m

The second bedroom has a bay window, fitted furniture and radiator.

Bedroom 3

2.85m x 3.89m

The third bedroom has fitted furniture and radiator.

Bathroom

2.91m x 1.57m

The bathroom has a three-piece suite comprising wash hand basin, WC, and shower cubical with electric shower over and part tiled walls.

Outside

The property is enveloped by a mature planted garden with hedge and tree borders to all sides opening onto yard area providing parking for several vehicles with numerous buildings and workshops.

Building 1

18.21m x 13.91m

Steel portal frame building with earth floor and fibre cement sheet cladding to walls and roof. Timber sliding doors to either end of the building.

Workshop

15.11m x 9.06m

Timber frame building with stone/earth floor with fibre cement sheet clad roof and walls.

Lean-to

9.01m x 6.81m

Timber frame building with flag floor with a combination of timber and fibre cement sheet cladding to walls and roof.

Monopitch building

11.23m x 7.53m

Timber frame building with flag and earth floor with timber and corrugated metal sheet clad walls and fibre cement sheet roof.

Lean-to (2)

7.47m x 2.7m

WC and wash hand basin. Timber frame building with earth floor and fibre cement sheet clad walls and roof.

Services

Mains water, mains electricity (single and three phase), LPG central heating and a private drainage serve the property.

Land

Lot 1 extends to 8.00 acres incorporating approx. 7.09 acres of grassland which can be accessed off Moss Road. The land is shown as being Grade 1 on the Agricultural Land Classification Map

Lot 2 – Agricultural land – 8.41Ha (20.77 Ac)

Lot 2 extends to some 8.41Ha (20.77 acres) of agricultural land with access off Moss Road. The land is shown as being Grade 1 on the Agricultural Land Classification Map.

Lot 2 is shown edged red on the site plan in these particulars.

Lot 3 – Little Haven – 1.40Ha (3.45 Ac)

Lot 3 comprises Little Haven, a detached bungalow of timber clad construction under a slate roof, with agricultural land, in all extending to some 1.40Ha (3.45 acres)

Lot 3 is shown edged green on the site plan in these particulars.

Little Haven could benefit from modernisation or potential replacement (subject to obtaining all necessary consents). The house currently provides the following accommodation as shown on the floor plan at the rear of these particulars:

Birch Tree Farm

Moss Road, Cadishead, Manchester M44 5JU

Side Porch

Side porch with store cupboard.

Living Room

5.55m x 3.06m

Living room with storage heater and brick hearth with open fire.

Hallway

Kitchen

3.20m x 2.81m

Kitchen with a range of wall and base units and inset sink and drainer, with space for electric cooker and fridge freezer with plumbing for washing machine and door leading to pantry cupboard.

Rear hallway

Hallway with cupboard and storage heater.

Bedroom 1

3.55m x 3.05m

The master bedroom with storage heater and walk in wardrobe.

Bedroom 2

3.05m x 2.99m

Bedroom with storage heater and walk in wardrobe.

Bathroom

2.98m x 1.65m

Bathroom with three-piece suite comprising WC, wash hand basin, bath (shower over), storage heater, airing cupboard and with part tiled walls.

Outside

The property benefits from a mature garden with driveway parking.

Land

Lot 3 extends to 3.44 acres, incorporating 3.21 acres of agricultural grassland. The land is shown as being Grade 1 on the Agricultural Land Classification Map.

Services

Mains water (shared with Birch Tree Farm), mains electricity, private drainage system.

Local Authority

Salford City Council.

Planning

The Salford Local Plan (adopted 18th January 2023) designates the Subject Property as: Green Belt and Agriculture (Policy GB1), Barton Aerodrome Consultation Zone: Development likely to attract birds (Policy A11(5)). Manchester Airport Consultation Zone: Wind Turbine Development (Policy A12(3)) Green Infrastructure: Chat Moss (Policy G12/1), Greater Manchester Wetlands Nature Improvement Area (Policy BG1), and in part Biodiversity Heartland (Policy G12/2).

It is considered that parts of the property may have potential for further development/redevelopment or alternative use, subject to obtaining any necessary planning consents. However, potential purchasers should satisfy themselves of such potential prior to submitting any tender based thereon.

Tenure

All the property comprised within the various lots is freehold. The agricultural land within the various lots is currently subject to a grazing licence, which is due to expire prior to completion, and it is anticipated that the land will be sold with vacant possession. Little Haven is currently let on an Assured Shorthold Tenancy. However, the tenant has served notice and therefore vacant possession will be available on completion.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to, all existing rights, covenants, and easements.

If the property is sold in lots, such rights and reservations will be made for access and services as may be necessary, particularly, the water supply to Birch Tree Farm (Lot 1) also serves Little Haven (Lot 3). If these lots are sold separately, the installation of a sub-meter will be required, and the purchaser of Lot 3 and their successors are to pay the purchasers of Lot 1 and their successors the cost of all water consumed, as evidenced by the sub-meter.

Overage

Lot 1 is offered for sale subject to an overage requiring that the property should be used for a single residential dwellinghouse, agriculture and equestrian purposes only. Lot 2 is offered for sale subject to an overage requiring that the land should be used for agricultural and equestrian purposes only. Lot 3 is offered for sale subject to an overage requiring that the land should be used for a single dwellinghouse, agricultural and equestrian uses only. These overages (or combination of the same) will provide that in the event of any other development (as defined by The Town & Country Planning Act 1990), the purchasers (or their successors in title) shall be liable to pay the vendors a sum equivalent to 50% of any increase in value occurring as a result of such development. The overage will remain in place for a period of 25 years from the date of completion.

Method of Sale

The property is offered for sale by informal tender as a whole or in lots. Prospective purchasers are to complete and submit the enclosed tender form to the agents by 12 noon on Friday 18th October 2024. In order to keep the tender confidential, the envelope should be sealed and clearly marked 'Birch Tree Farm Tender'. All such tender envelopes will remain unopened until the tender closes. The vendor reserves the right to change the method of sale at any time, at their own discretion, and accept any offer prior to the tender date if they deem it appropriate. They also reserve the right not to accept the highest or any tender received.

Guide Prices

The property is offered for sale by informal tender, and prospective purchasers should make their own decision as to the amount of their bid, either for individual lots, or the whole. However, for guidance only, offers are anticipated in excess of:

Lot 1: £425,000

Lot 2: £270,000

Lot 3: £260,000

Due to the type of construction of the dwellinghouses at Birch Tree Farm and Little Haven, these are considered to be of questionable suitability for the

purposes of raising mortgage finance. As such, cash funded offers are anticipated in respect of these lots.

Enquiries/Viewings

Viewings for all parts of the property are strictly by appointment only arranged through P Wilson & Company. All enquiries should be addressed to either Edward Gammell or Leah Halik at P Wilson & Company.

edward.gammell@pwcsurveyors.co.uk or

leah.halik@pwcsurveyors.co.uk

Tel: 01772 882277

Plans

All plans are for identification purposes only. All dimensions stated in these particulars are maximum measurements.

Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.

AMC Agents

P Wilson & Company LLP act as agents for the AMC. For a free no obligation consultation on the range of AMC flexible and standard finance products currently available, please contact Andrew Coney or Nicola Vose on 01772 882277.

Please Note:

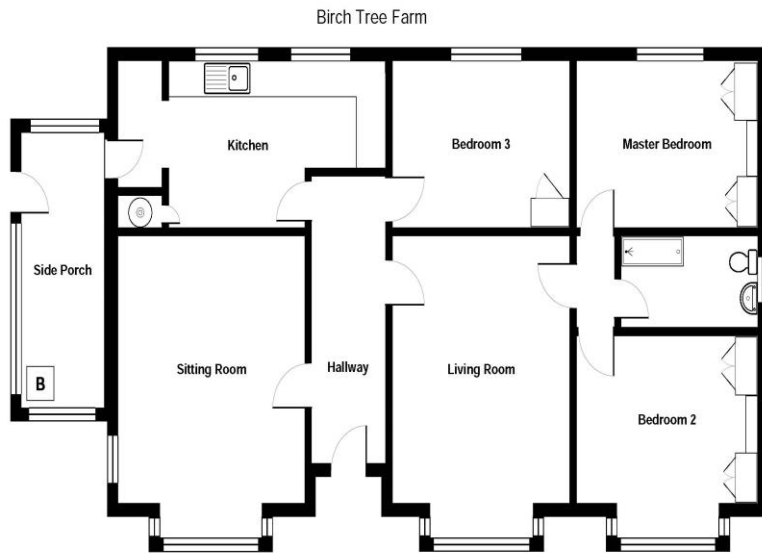
Misrepresentation Act 1967

Consumer Protection from Unfair Trading Regulations 2008

Business protection from Misleading Advertising Regulations 2008

Please Note: P Wilson & Company LLP, their clients and any joint agents give notice that;

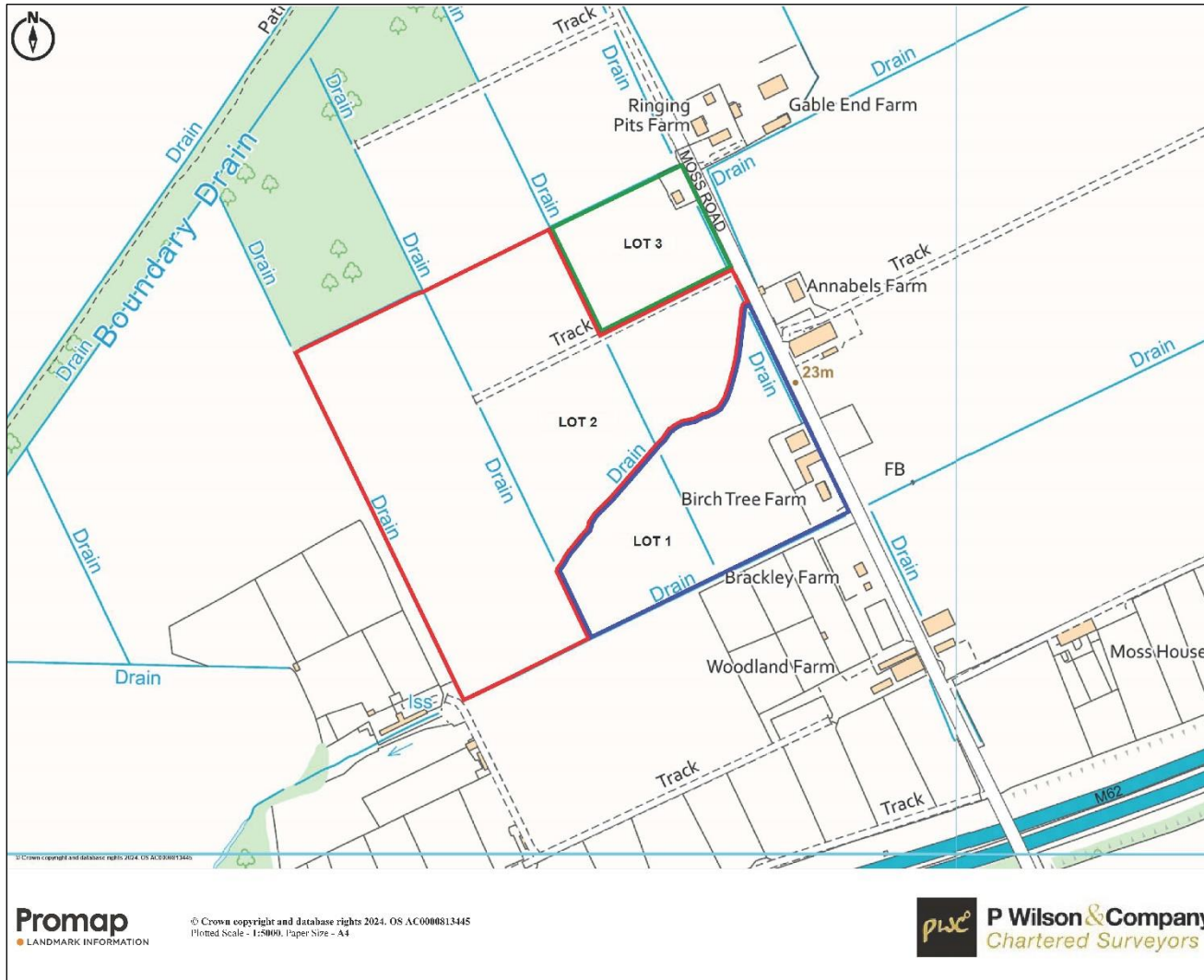
- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- [b] Any electrical or other appliances of the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- [c] No person in the employment of P Wilson & Company LLP or any joint agents has any authority to make or give any representations or warranty whatsoever in relation to this property.
- [d] These particulars are produced in good faith and set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute an offer of contract nor any part thereof.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



The plans are not to scale and are provided for information purposes only OS Licence No: 100020449





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