



Birch Tree Farm

Moss Road, Cadishead, Manchester M44 5JU



p wilson & company
chartered surveyors



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For Sale by Private Treaty

The exceptional opportunity to acquire a smallholding with enormous potential. Birch Tree Farm comprises a timber dwellinghouse with potential for modernisation or redevelopment (subject to planning), a range of agricultural buildings in modern materials, and agricultural land, in all extending to 3.24 hectares (8.00 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.

The property 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 as shown edged red on the 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

The property 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.

Particulars of sale

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 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 offer tender based thereon.

Tenure

The property is freehold and 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.

The property is to be sold subject to necessary rights of access (at all times and for all purposes) and for services over that part of Moss Road contained therein between points A-B on the sale plan in these particulars, for the benefit of the adjacent agricultural land in the

ownership of the vendor, subject to the owner(s) of such land benefitting from the access meeting a fair proportion of the costs in maintaining the road, calculated according to usage.

The mains water supply to the property also serves Little Haven, Moss Road, Cadishead, and the property is offered for sale subject to the owners of Little Haven having the continued right for the use and maintenance of the mains water supply from the dwellinghouse at Birch Tree Farm, subject to the installation of a sub-meter, and the owners of Little Haven paying for the cost of all water consumed, as evidenced by the sub-meter.

Overage

The property is to be sold subject to an overage requiring that the property should be used for a single residential dwellinghouse, agriculture and equestrian purposes only. The overage is to provide that in the event of any other/further development, the purchasers 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 purchaser will be required to enter into appropriate covenants to ensure the successful establishment and thereafter maintenance of the overage. The overage will remain in place for a period of 25 years from the date of completion.

Method of Sale & Guide Price

The property is offered for sale by private treaty. Offers are sought in the region of £510,000.

Due to the type of construction of the dwellinghouse, this is considered to be of questionable suitability for the purposes of raising mortgage finance. As such, cash funded offers are anticipated.

Enquiries/Viewings

Viewings 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

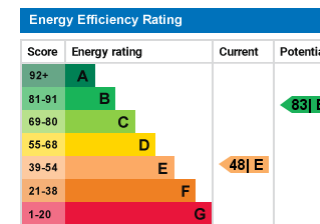
Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues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

AMC Agents

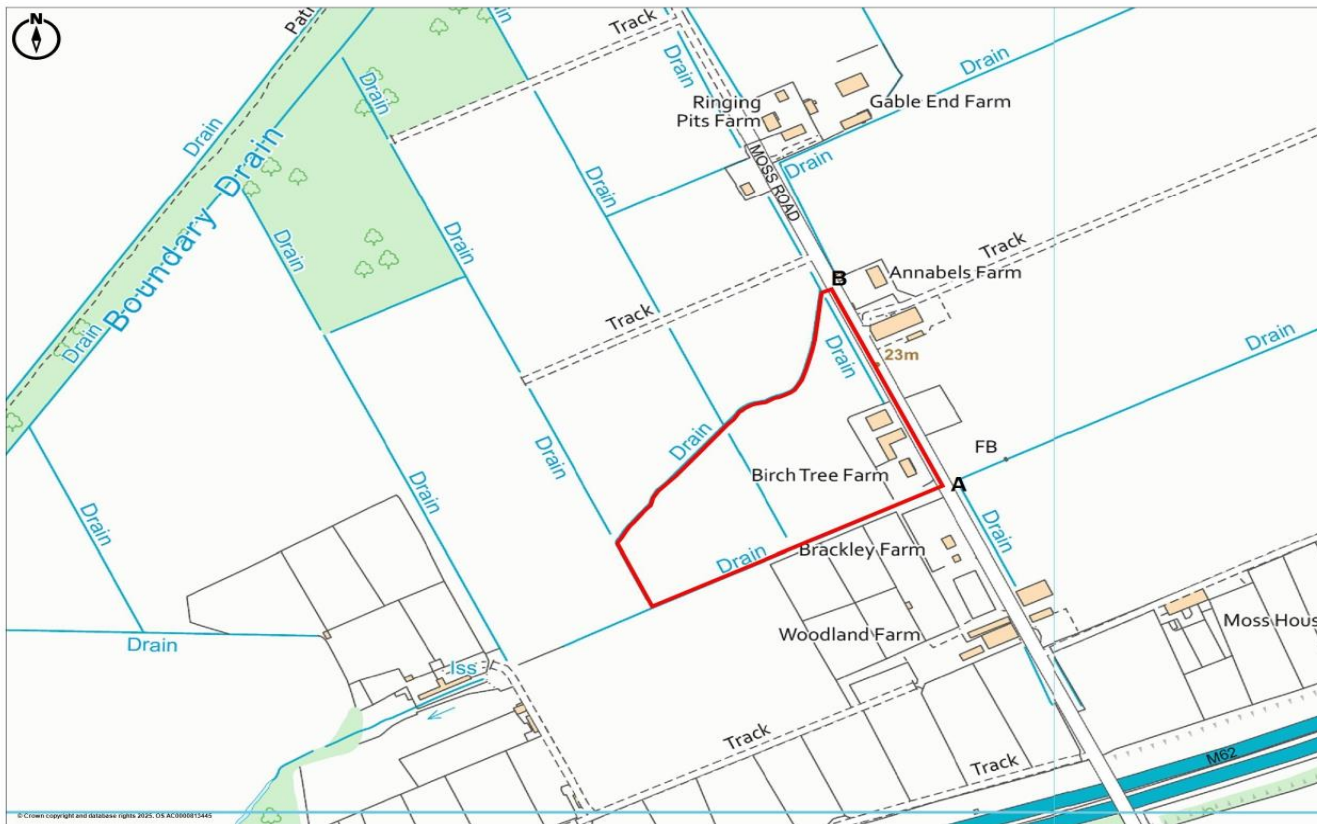
P Wilson & Company LLP act as agents for the AMC. For a free no obligation consultation on the range of AMC flexible and standard finance products currently available, please contact Andrew Coney or Nicola Vose on 01772 882277.

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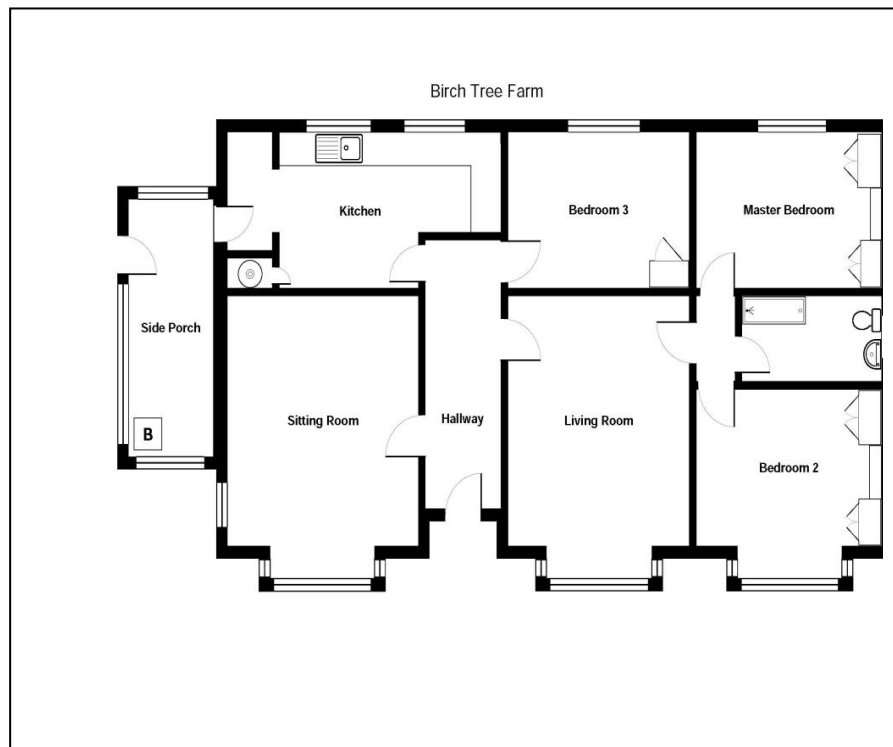
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