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**Redacre Hall Farm, Shrigley Road,  
Pott Shrigley, Macclesfield, Cheshire, SK10 5SF**  
**OIRO £2,250,000**





Redacre Hall Farm offers a private setting in a central location in the heart of the Cheshire countryside. The property boasts traditional features with the farmhouse set in a secluded, picturesque courtyard and adjoining outbuildings offering classic archway entrances, all set in 61 acres or thereabouts of sound grassland.

Redacre Hall Farm is ripe for development, with outbuildings providing potential for alternative uses subject to necessary planning consents. The property offers an exciting opportunity for either developers, equestrian enthusiasts or those simply looking for a unique rural property in a charming setting.

## **SITUATION**

The property is situated in Pott Shrigley, a small village located in East Cheshire and close to the border of the Peak District National Park, being approximately 3 miles from Poynton, 8 miles from Prestbury and 8 miles from Macclesfield. The property is under an hour away from Manchester and has excellent commuting roads such as the A6, M60 and A34 in close proximity.

## **DIRECTIONS**

From Macclesfield, take the A523 (The Silk Road) towards Manchester and continue through Adlington. At the traffic lights, turn right by the Legh Arms Public House onto Brookledge Lane. Follow Brookledge Lane for approximately 1.6 miles, then bear left onto Shrigley Road. Continue along Shrigley Road and after approximately 1 mile, Redacre Hall Farm can be found on the left. The property has two entrances, the first being along Simpson Lane and the second approximately 0.5 miles further along Shrigley Road. The second entrance only should be used and will be sign posted by one of the Agent's 'For Sale' signs.

**What 3 Words:** `///genetics.pesky.delay`

## **REDACRE HALL FARM**

The property comprises a traditional 3 bedroom stone and slate farmhouse adjoining a range of traditional stone and slate Grade II listed outbuildings to form a charming courtyard with classic archway entrances. The property benefits from a further stone and slate cottage to the Northeast of the main dwelling and a range of more modern timber and portal frame agricultural outbuildings, together with 61 acres of sound grassland or thereabouts in a ring fence encompassing the property.

## **REDACRE HALL FARMHOUSE**

Redacre Hall farmhouse comprises a traditional 3 bedroom stone and slate dwelling, with gardens to the front and side of the property. The farmhouse forms part of the courtyard along with adjoining traditional stone and slate outbuildings, which offer potential to extend the dwelling if required.

The property briefly comprises the following accommodation: -

***Front Entrance Door*** giving access to: -

***Lounge – 5.60m x 4.87m***

With windows to two elevations, electric fire, and radiator.



***Dining Room – 4.91m x 4.98m***

With windows to two elevations and an open fire within a stone surround.

***Kitchen/ Breakfast Room – 6.07m x 3.76m***

With kitchen base units, tiled floor, window to one elevation and Rayburn.

***Pantry – 3.53m x 2.53m***

With tiled floor and base units.

***Rear Porch – 2.98m x 1.72m***

With tiled floor, and windows to all elevations.

***Staircase*** leading to **First Floor Landing** giving access to: -

***Bedroom Number One – 4.89m x 4.98m***

With windows to two elevations.

***Bedroom Number Two – 5.65m x 4.75m***

With windows to two elevations.

***Bedroom Number Three – 3.63m x 6.07m***

With windows to two elevations.

***Bathroom – 3.47m x 2.53m***

With bath and wash hand basin.

***Separate WC***

**OUTSIDE**

To the front of the property is a lawned garden which continues to the side of the property along with a patio area to the side.

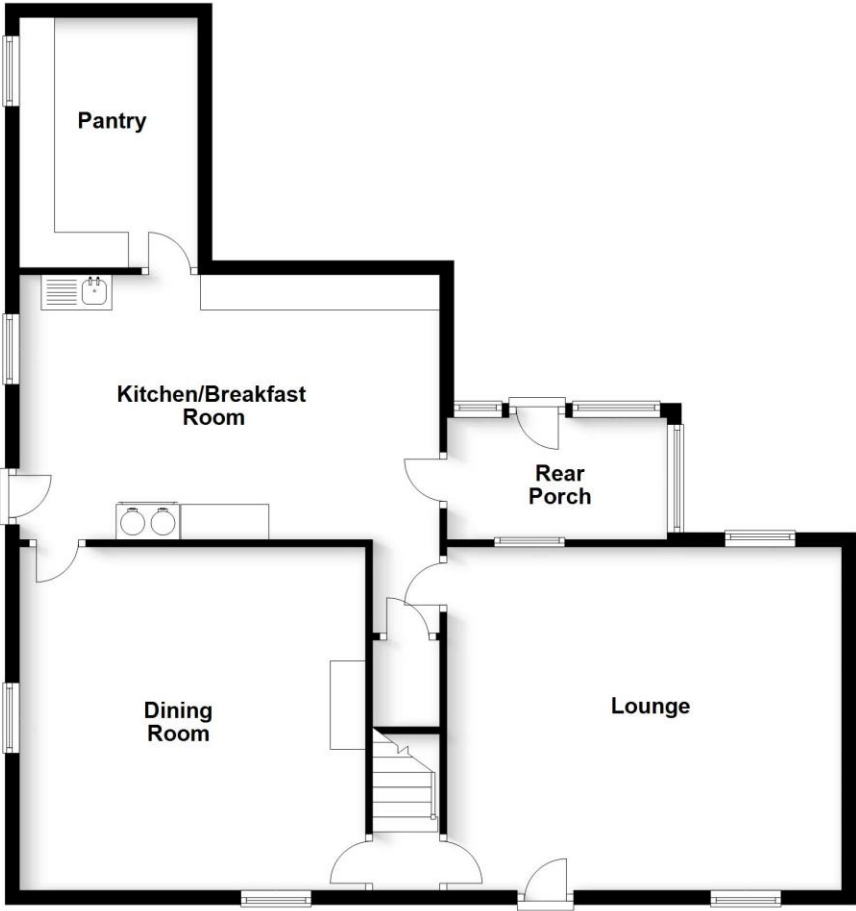
To the rear of the property the porch opens to the courtyard.



REDACRE HALL FARMHOUSE FLOOR PLAN

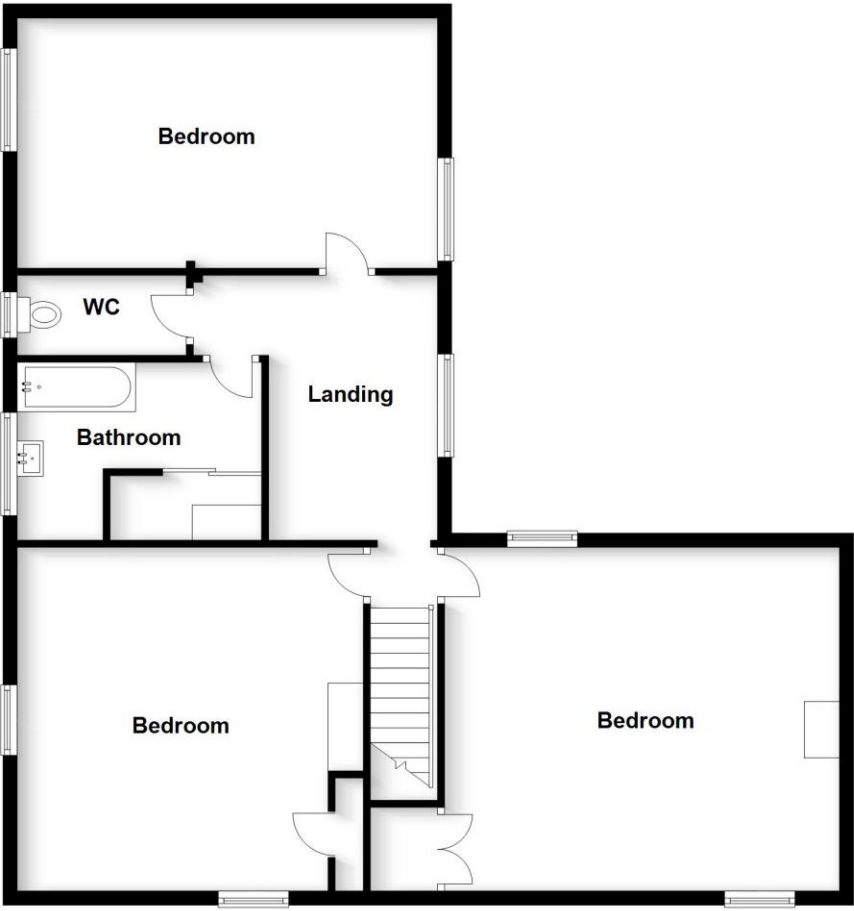
**Ground Floor**

Approx. 1023.4 sq. feet



**First Floor**

Approx. 1094.5 sq. feet



Total area: approx. 2117.9 sq. feet

**REDACRE HALL FARMHOUSE**  
**ENERGY PERFORMANCE CERTIFICATE**

<div>Redacre Hall Farm Simpson Lane MACCLESFIELD SK10 5SF</div> <div>Energy rating <b>G</b></div>		Score	Energy rating	Current	Potential
		92+	<b>A</b>		
		81-91	<b>B</b>		
		69-80	<b>C</b>		<b>71 C</b>
		55-68	<b>D</b>		
		39-54	<b>E</b>		
		21-38	<b>F</b>		
Valid until <b>27 November 2034</b>	Certificate number <b>2973-2081-1234-5205-2142</b>	1-20	<b>G</b>	<b>8 G</b>	
Property type	Detached house				
Total floor area	191 square metres				

## **REDACRE HALL COTTAGE**

Redcare Hall Cottage comprises a 3-bedroom stone and slate dwelling benefiting from its own private hedged garden and driveway for the parking of multiple vehicles, lying within close proximity to the main farmhouse and farmyard.

### **PLEASE NOTE**

The cottage is subject to an agricultural occupancy condition, further details regarding the condition can be found below.

The cottage briefly comprises the following accommodation: -

***Front entrance porch*** giving access to: -

#### ***Entrance Hall***

With stairs off.

#### ***Study – 3.3m x 3.12m***

With window to one elevation, carpet floor and radiator.

#### ***WC***

With hand wash basin and wc.

#### ***Dining Room – 2.86m x 3.49m***

With window to one elevation, tiled floor and radiator.

#### ***Lounge – 4.08m x 5.48m***

With windows to all aspects, carpet floor and electric fire.

#### ***Kitchen – 3.61m x 2.92m***

With window to one elevation, tiled floor and base and wall kitchen units.

#### ***Utility – 3.6m x 1.93m***

With door to the rear and tiled floor.

#### ***Store – 1.92m x 1.71m***

#### ***Living room – 5.62m x 5.55m***

With window to one elevation, tiled floor and french double doors to rear.





**Staircase** leading to **First Floor Landing** giving access to: -

**Bedroom Number One – 2.88m x 3.61m**

With window to one elevation and radiator.

**Dressing Room – 1.93m x 2.6m**

With window to once elevation and radiator.

**Bathroom**

With bath, shower, hand wash basin and velux windows.

**Separate WC**

**Bedroom Number Two – 3.39m x 3.08m**

With window to one elevation and radiator.

**Bedroom Number Three – 5.49m x 4.07m**

With windows to two elevations and radiator.

### **OUTSIDE**

The property benefits from a large, hedged garden and driveway offering parking for multiple vehicles.





## REDACRE HALL COTTAGE FLOOR PLAN

### Ground Floor

Approx. 1219.3 sq. feet



### First Floor

Approx. 856.8 sq. feet



Total area: approx. 2076.2 sq. feet

**REDACRE HALL COTTAGE**  
**ENERGY PERFORMANCE CERTIFICATE**

<div>Redacre Hall Cottage Simpson Lane MACCLESFIELD SK10 5SF</div> <div>Energy rating <b>E</b></div>		Score	Energy rating	Current	Potential
		92+	<b>A</b>		
		81-91	<b>B</b>		
		69-80	<b>C</b>		<b>73 C</b>
		55-68	<b>D</b>		
		39-54	<b>E</b>	<b>51 E</b>	
		21-38	<b>F</b>		
Valid until <b>27 November 2034</b>		Certificate number <b>2124-1184-5051-0150-1546</b>			
Property type Detached house		1-20	<b>G</b>		
Total floor area 192 square metres					



## **FARM BUILDINGS**

The farm buildings comprise a range of traditional stone and slate outbuildings, along with some more modern timber and portal frame agricultural outbuildings. The traditional stone and slate outbuildings forming the courtyard are Grade II listed, and the list entry number is 1232121 being first listed in November 1983.

### **Please Note**

Numbers of the outbuildings as shown on the Building Plan are for reference purposes only.

The farm buildings briefly comprise the following: -

***1 - Stone and Slate Traditional Outbuilding*** comprising the following: -

***Former Dairy – 3.38m x 2.57m***

***Shippon - 19.67m x 6.42m***

With cubicles, loose housing, and loft above.

***Loose Box – 5.64m x 4.92m***

***Loose Box – 3.73m x 4.80m***

With loft above.

***Shippon – 27.20m x 4.70m***

Housing for 28 cattle, double door to rear and loft above.

***2 - Adjoining Block and Sheeted Outbuilding*** comprising the following: -

***Former Parlour – 5.15m x 3.22m***

***Former Dairy – 4.60m x 3.50m***

***Shippon – 6.16m x 2.57m***

With housing for 27 cattle.

***3 - Block and Tile Store Outbuilding – 7.70m x 5.05m***

**4 - Adjoining Block and Tile Log Store – 3.84m x 5.10m**

With outside WC.

**5 - Timber and Sheeted Store Outbuilding – 8.12m x 15.75m**

Having 3 bays and open fronted, previously used as a workshop.

**6 - Timber and Sheeted Implement Outbuilding – 15.26m x 10.44m**

**7 - Timber and Sheeted Outbuilding – 14.40m x 6.60m**

**8 - Portal Frame and Sheeted Silage Pit Outbuilding – 18.55m x 17.50m**

With half concrete panel and half sheeted walls.





# REDACRE HALL FARM BUILDING PLAN

(FOR IDENTIFICATION ONLY – NOT TO SCALE)



## LAND

The land extends to 61 acres or thereabouts altogether and is ring fenced, encompassing the property. The land is relatively level in nature and considered to be in reasonably good heart, being suitable for mowing or grazing purposes. The land is all down to permanent pasture, being in conveniently sized parcels for mowing and grazing.

To the northwest, the land borders the Macclesfield canal and within parcel 3374, there is a mine shaft which has been capped.

The land can be accessed from the farmyard and via Shrigley Road, through good, gated access.

The land can be further described in the following schedule below: -

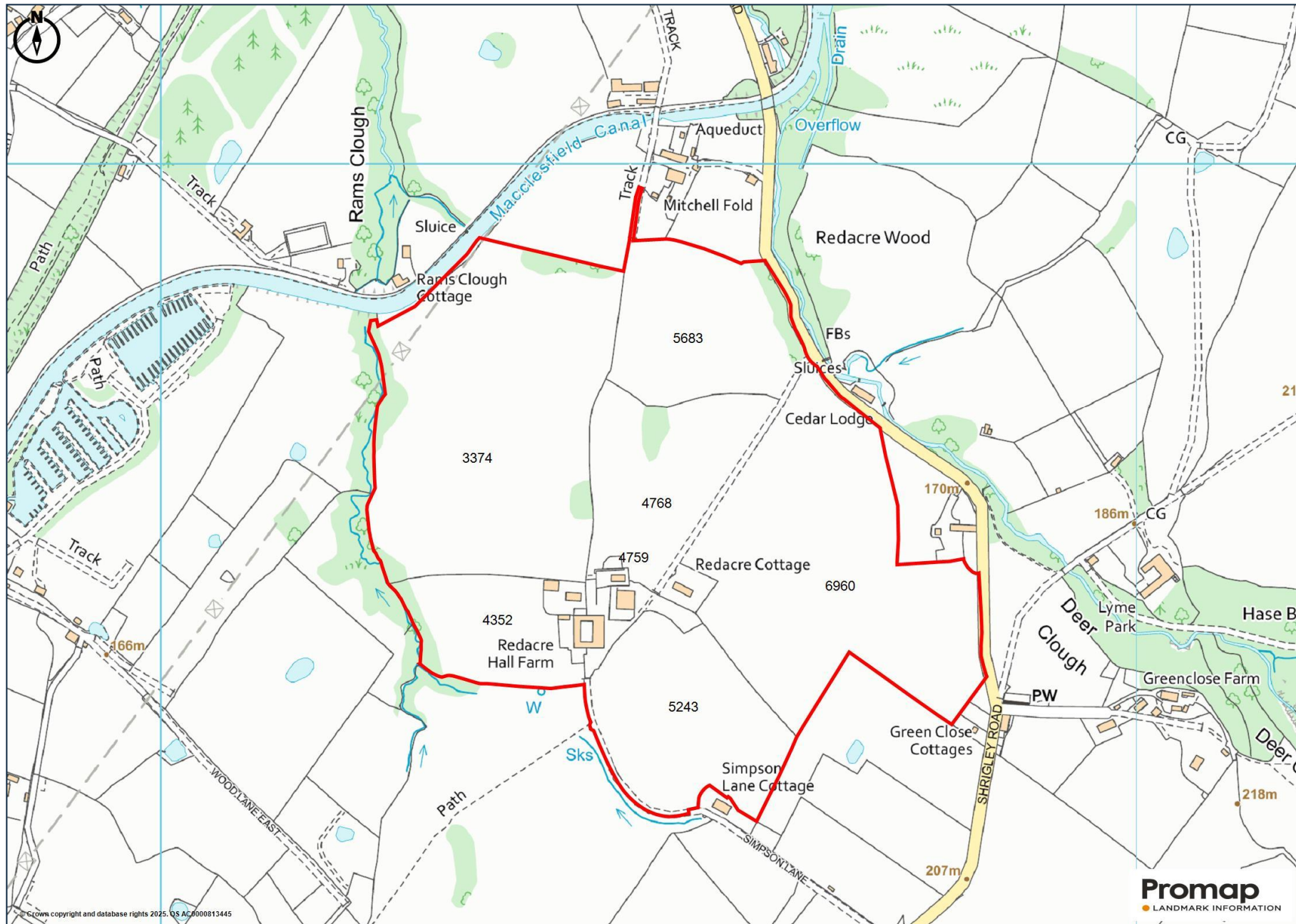
<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
3374	Grassland	7.32
5683	Grassland	2.68
4768	Grassland	2.53
4759	Grassland	0.02
3452	Grassland	1.64
6960	Grassland	6.48
5243	Grassland	2.97
-	Farmstead etc.	<u>1.14</u>
		<b>24.78 Hectares</b>
		<b>Or 61.23 Acres</b>
		<b>Or Thereabouts</b>





**FOR IDENTIFICATION ONLY – NOT TO SCALE**

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## **SERVICES**

We understand that both the farmhouse and the cottage have mains water and electricity, with drainage being by private means.

## **AGRICULTURAL OCCUPANCY CONDITION**

Redacre Hall Cottage is subject to an agricultural occupancy condition, and the planning restriction as defined in the decision notice (Application Number – 70401PB) states the following: - 'The occupation of the dwelling shall be limited to a person solely or mainly employed , or last employed, in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or widow or widower of such a person'.

## **VIEWINGS**

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308.

## **TENURE AND POSSESSION**

The property is held freehold and vacant possession will be given upon completion.

## **MEASUREMENTS**

All measurements given are approximate and are 'maximum' measurements.

## **LOCAL AUTHORITY**

The local authority is Cheshire East Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

## **WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

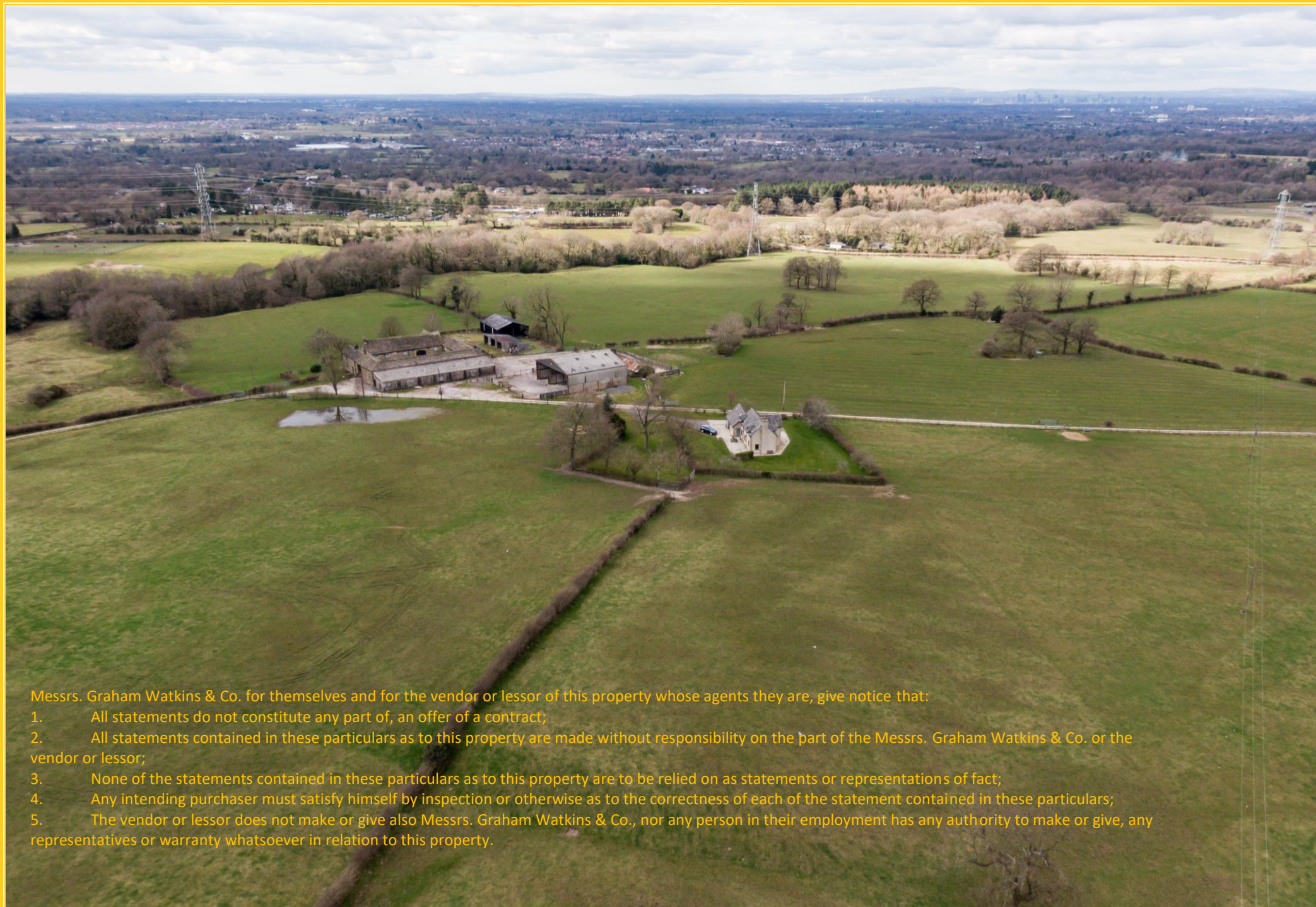
## **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

## **PLEASE NOTE**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.





Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
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