

# ADDERLEY GREEN FARM

Betley | Cheshire

**barbers**RURAL





# Adderley Green Farm

Betley | Cheshire | CW3 9BA

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Betley 2 miles | Madeley 2 miles  
M6 (Junction 16) 5.5 miles | Newcastle-under-Lyme 6.5 miles  
Crewe Station 8.5 miles | Nantwich 12 miles

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A WELL-EQUIPPED DAIRY FARM  
WITH STRIKING, RECENTLY MODERNISED,  
PERIOD FARMHOUSE, FARM BUILDINGS AND LAND

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Exceptionally well-presented three bedroom period farmhouse

Potential to create a further three bedrooms and bathroom

Capacity to reconfigure to provide self-contained annexe

Planning Permission for detached farm manager's dwelling

Extensive range of modern and traditional farm buildings

Milking parlour and dairy

Productive pasture and arable land

Peaceful rural setting

Potential for diversification

**154.98 Acres (62.72 Ha) in all**

Adderley Green Farm is found in an idyllic rural location, equidistant from the villages of Madeley and Betley and in close proximity of Newcastle-under-Lyme.

Nearby Madeley provides a select but extensive range of facilities including butcher, small supermarkets, fast food restaurants and pubs as well as two primary schools and a high school.

The small but popular village of Betley is renowned for its sense of community and is host to a number of well-reputed social events and gatherings.

Newcastle-under-Lyme and The Potteries provide a more substantial range of facilities including shopping centres, large supermarkets, hospitals and restaurants.

Further amenities including a thriving Livestock Market can be found in Market Drayton.

With excellent road and nearby rail links, along with a number of international airports within one hours'

drive, this property would be ideal for those who travel regularly. This attractive area combines the best of both worlds offering the opportunity for a truly rural lifestyle whilst still being within close proximity of urban facilities.

The stunning surrounding countryside is criss-crossed with quiet country lanes and a network of off-road riding routes which make this the perfect location for those with equestrian interests or simply for those who enjoy exploring beautiful countryside.

Adderley Green Farm has been in the same family's ownership since 1937 and has been utilised as a dairy farm throughout this period although the buildings would now benefit from some modernisation and improvement works to continue in their current use. Alternatively, the farm offers huge potential for a variety of diversification projects including agricultural, equestrian and commercial, subject to the necessary planning consents.





## Farmhouse and Gardens

The attractive farmhouse dates back to 1825 and was modernised in 2017 to provide the current well-equipped living space. A portion of the house remains unconverted and this, with some work, could provide further bedroom accommodation. The comprehensive scheme of modernisation works have been sympathetically carried out to complement the period features of the house creating large, light and airy rooms.

To the front of the house, overlooking the drive, is a spacious sitting room with dual aspect windows and dining room. The summer room has French doors to the patio area and has a fully fitted kitchen which is convenient when entertaining outside. The impressive farmhouse kitchen, with adjoining family room, is located to the rear of the property. This fabulous room, which is fully equipped with a range of sleek, modern units, centres around a substantial kitchen island and is an ideal space for family living.

On the first floor there are three sizeable bedrooms, all with en-suite shower rooms and a separate dressing room. Beyond these rooms is the unconverted portion of the farmhouse which would provide further bedrooms or could be reconfigured with the summer room to provide a separate three-storey annexe.



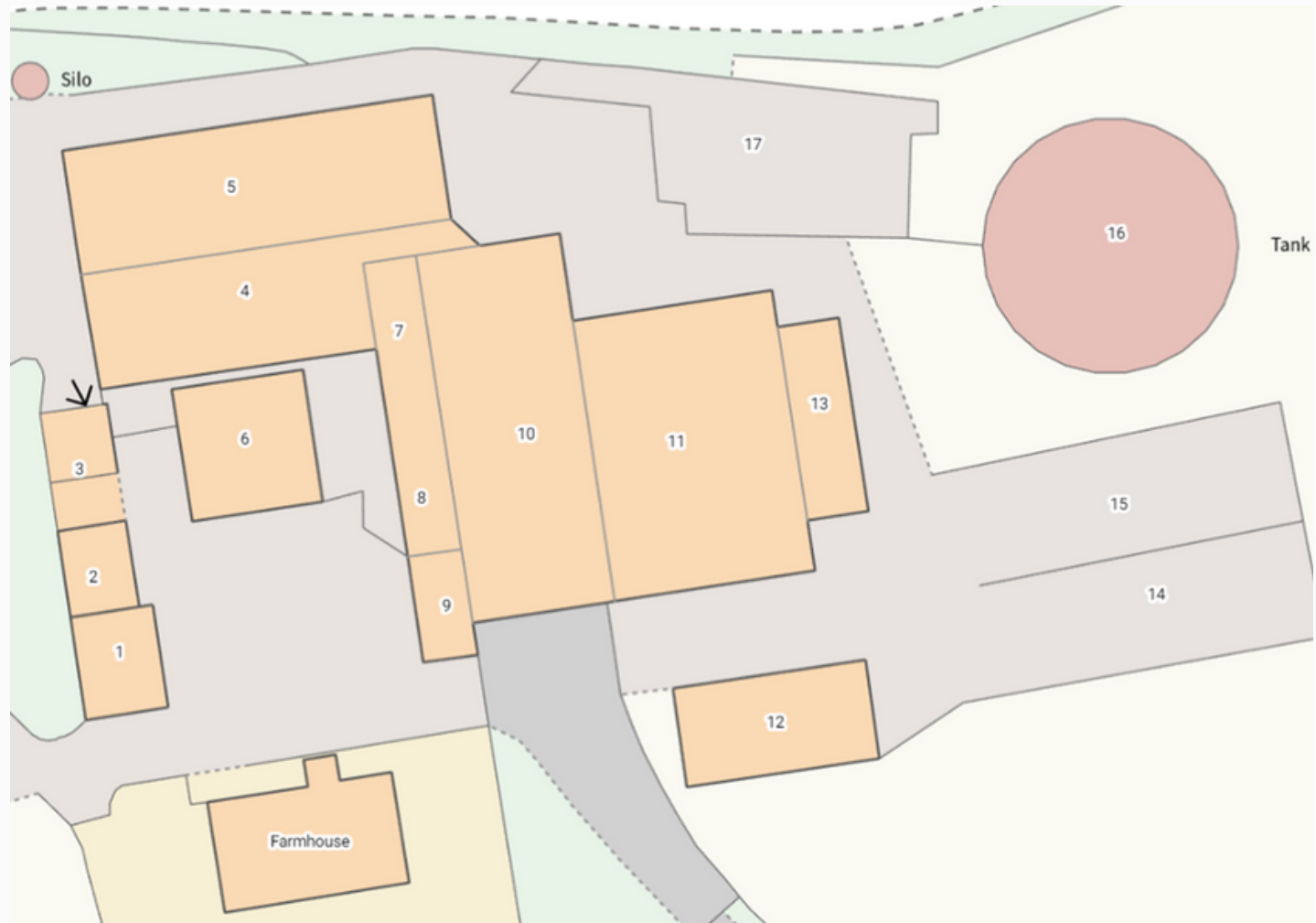




## Farm Buildings

An extensive range of useful farm buildings with the capacity to house approximately 180 head of dairy cattle together with followers. The farm buildings have the benefit of a separate farm access allowing segregation of the house and working farm.

1. Stables. Single-storey brick construction. 4 stables. (10.5m x 6.77m)
2. Traditional farm building. Two-storey, brick and tile construction. (7.10m x 5.40m)
3. Calf loose housing. Two-storey, brick and tile construction. (11.51m x 5.40m)
4. Loose housing with central feed passage. Steel portal-framed building. (37.0m x 11.25m)
5. Cubicle shed. Steel portal-framed building with 88 cubicles, mats and feed barrier. (36.20m x 11.25m)
6. Calf pens/housed handling system. Brick and tile construction. (13.0m x 12.82m)
7. Covered collecting yard. (12.29m x 5.10m)
8. Milking parlour. 15/30 swing over Manus parlour, installed in 1996 with modern feeders (installed in 2021).
9. Dairy. 6000-litre bulk tank.
10. Cubicle shed. Steel portal-framed building with 102 cubicles. (36.20m x 14.10m)
11. Loose housing. Steel portal-framed building with a feed passage. (27.45m x 19.50m)
12. Machinery storage shed. 3-bay, steel portal-framed building. (18.85m x 9.60m)
13. Isolation shed. Lean-to building off building 11. (18.90m x 6.0m)
14. Silage clamp. (32m x 11m)
15. Silage clamp. (32m x 11.5m)
16. Slurry store. 455,000 gallon capacity. (2,068,470 litres)
17. Lagoon. (25m x 14.5m)





### The Gardens

An impressive tree-lined drive leads from the road to the farmstead which sits in a stunning location and has the benefit of far-reaching views over adjoining farmland. The sweeping drive leads to the front of the house and a gravel turning circle provides a stunning approach and first impression of the house.

The gardens surround the house to three sides and are well-protected by a selection of mature trees which provide both shelter and privacy. To the side of the house is a large patio area which is adjacent to the summer room and provides an ideal entertaining space.

### Further Dwelling

Full planning permission was granted in April 2016 for the creation of a five bedroom farm manager's dwelling (subject to the usual agricultural occupancy conditions) Ref 16/00150/FUL. Sufficient work, including digging the footings, was completed to secure the permission but the property has not yet been constructed. Once completed this property will provide secondary accommodation ideal for additional family working on the farm or a farm worker.





### The Land

The land totals 154.98 Acres (62.72 Ha) and the majority lies in a ring-fenced block to the east of the farmstead with just one outlying field to the north beyond the lane. The land is largely in grass with two blocks of maize stubble. It is gently undulating and would be suitable for both arable and grassland uses being classified as Grade III on the land classification map.

There is road frontage to both Heighley Lane and the side lane which leads to Craddock's Moss Farm and a concrete farm track runs centrally through the farm allowing easy access to all fields.

To the south east, adjoining the M6 motorway, is an area of woodland which slopes downwards and meets the motorway embankment. This area is home to a wide variety of wildlife and birdlife.



### Method of Sale

For sale by Private Treaty as a whole.

### Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitors during pre-contract enquiries.

### Services

Mains electric (three-phase) and water are available. Drainage is to a private septic tank. LPG central heating system.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

### Easements and Rights of Way

There are three telecommunication masts located on the farm. Two are leased on long term agreements, lump sums already having been paid with no further payments due, the third has been sold outright. The relevant telecoms companies have a right of way through the farm to access the mast sites.

A gas pipeline crosses the western part of the farm.

A public footpath crosses the eastern part of the farm.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

### Sporting, Mines and Mineral Rights

The sporting, mines and mineral rights are included in the sale.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

### Basic Payment Scheme

All future Basic Payment and any delinked payments are retained by the seller.

### Countryside Stewardship

The farm is subject to a CSS Mid-Tier agreement. The buyer will be required to continue to abide by the scheme requirements until its termination in December 2025. A copy is available upon request.

### Nitrate Vulnerable Zone

The Farm is located within the Nitrate Vulnerable Zone as designated by DEFRA.

### Contaminated Land

A small area of ground to the south eastern boundary has been identified as potentially contaminated. This was identified as a risk on a previous search but subsequent, more detailed, investigations have confirmed this as only a moderate risk. We would encourage buyers to make their own investigations.

### Local Authority

Newcastle-under-Lyme, Castle House, Barracks Road, Staffordshire, ST5 1BL

### Council Tax

Council Tax Band G

### Planning Permission

Full planning permission was granted for a detached farm managers dwelling in 2016. Planning Ref: 16/00150/FUL. Work has commenced and been signed off by the local authority and as such this permission is considered to be secured.

### Ingoing Valuation

If necessary the buyer will be required to take to and pay for at the valuation of the vendors' Agents any growing crops, silage, maize and other fodder remaining on the farm at the date of completion. The valuation of the vendors' Agents will be final and binding on the parties.

### Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: sales@barbers-rural.co.uk

### Location

Postcode: CW3 9BA

What3words: ///gentle.shunning.buckets

### Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.



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