



Buildings at Royal's Green Farm
Burleydam, Nr Whitchurch

barbersRURAL
rural surveyors & property agents



Buildings at Royal's Green Farm

Burleydam | Whitchurch | SY13 4AZ

Whitchurch 6 miles | Audlem 2 miles
Market Drayton 7 miles | Nantwich 7 miles
Shrewsbury 26 miles | Crewe station 12 miles

AN ATTRACTIVE RANGE OF TRADITIONAL CHESHIRE
RED BRICK FARM BUILDINGS WITH FULL PLANNING
PERMISSION FOR RESIDENTIAL CONVERSION

Period brick farm buildings

Full planning permission to create three substantial properties ideal
for family living (Ref: P08/1231 & 10/4572N)

In excess of 10,000 sq ft of developable space (GEA)

Each property with a double garage

Idyllic rural location

Easy access from commuter routes and conurbations

bR





Location

Royal's Green Farm is located in the rural hamlet of Burleydam, just two miles to the west of the award winning village of Audlem which is a desirable, thriving country village, with the centre designated as a Conservation Area. The village has an excellent range of facilities including doctors' surgery, three public houses, coffee shops, butchers, florist, dry cleaners, hairdressers, barbers and boutique shops. Closer still is Burleydam which is home to a well-reputed pub and a church.

The nearby towns of Market Drayton, Whitchurch and Nantwich provide a more comprehensive range of facilities including supermarkets, bars, restaurants, a wide range of shops and weekly street markets. The area is well-served with state and private education establishments.

The Buildings

Originally an integral part of a busy dairy farm, the farm buildings became redundant when milk production ceased. Full planning permission was granted in February 2008 and listed building consent in 2011 for creation of three residential units and, whilst the original permission has lapsed, sufficient works have been undertaken to secure the planning permission which has been confirmed by the Local Authority. Please note that the buildings are within the curtilage of a listed property but are not listed themselves.

The design has been carefully considered to be as sympathetic as possible to the surroundings and to complement the original Grade II listed farmhouse which is in close proximity. Furthermore immense care has been taken to preserve the integrity of these impressive buildings, which are believed to date from the mid 19th century, whilst allowing for the requirements of modern day living.

The permission provides for two three bedroom properties and one larger five bed property with the total developable area in excess of 10,000 sq ft (Gross External Area). Each property has the benefit of a double garage and substantial outside space in which to create an attractive garden.

There are two accesses to the site. Units A and B will utilise the access to the south with Unit C having sole use of the access to the north.

The site as a whole totals 0.68 Acre (0.28 Ha).

Conditions of Sale

The buyer will be required to erect the new brick wall which will form the boundary between the site and the retained farmhouse. This is to be completed prior to any occupation of the site.



Services

The buyer will be responsible for connection to all services. We are advised that mains water and electric are available in the area. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Local Authority

Cheshire East Council, Town Hall, Macclesfield, SK10 1DP

Tenure

We are advised that the property is freehold with vacant possession on completion.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves 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, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Please note that Royal's Green Farm is a working farm and therefore care should be taking when inspecting. All viewers should be accompanied by a member of the Barbers Rural team.

Location

What3words //toddler.bends.repay
Postcode SY13 4AZ

13770 11.7.24



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