

# SPALTON FARM

Stapeley | Cheshire

**barbers**RURAL  
rural surveyors & property agents









# Spalton Farm

Stapeley | Cheshire | CW5 7HH

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Nantwich 2.5 miles | Crewe Train Station 6.5 miles  
M6 Junction 16.7 miles | Stoke on Trent 17.5 miles

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A SUBSTANTIAL FIVE BEDROOM FARMHOUSE IN NEED  
OF MODERNISATION WITH A RANGE OF USEFUL  
OUTBUILDINGS, ONE WITH PLANNING CONSENT

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Five bedroom 1970's farmhouse in need of updating

Galley-style kitchen with snug area complete with open fire

Dining room with open fire, conservatory

Former brick shippon with planning for two bed property

48.51 Acres in all - both pasture and arable

Lots of potential for a wide variety of uses including equestrian

Close to thriving town with good commuter links

**48.51 Acres (19.63 Ha) in all**  
**Available in five lots**







### The Location

Spalton Farm is found in the hamlet of Stapeley just two miles to the south east of the thriving market town of Nantwich which is famous for providing salt to Roman garrisons in Chester. Nantwich boasts schools, leisure facilities, a range of boutique-style individual shops and some very interesting Tudor and Georgian architecture. With great road and rail links nearby this property is perfect for those wanting to combine countryside living with accessibility.

### The House

Originally a small cottage the house was extended in the 1970's and, having had little alteration since, is now ready for updating in both layout and décor. The galley-style kitchen opens onto a cosy snug area with open fireplace. There is a large drawing room, a substantial dining room with open fireplace and a conservatory. To the first floor are five good-sized bedrooms. Included with the house are various versatile outbuildings and land (5.73 Acres, 2.32 Ha).

### The Gardens

The gardens, which are well-screened from both the farmyard and road, surround the house on all sides with the front drive leading from the road. The rear garden includes a pond and orchard area whilst the front garden is laid to lawn.

### The Buildings

The former shippon (included in Lot Two) has planning consent (Ref 22/0833N) for conversion into a two bedroom property and is teamed with a number of other outbuildings, yard area and land (6.38 Acres, 2.58 Ha). It would be perfect as an equestrian facility or as a home business set up, subject to any necessary planning consent.

The house is lotted with various useful outbuildings.

### The Land

The versatile land is currently in either grass or maize and all blocks have road frontage and access either from Wybunbury Lane or from Newcastle Road.





## Lotting (numbers refer to block plan)

### Lot One

1970's farmhouse in need of modernisation.

5.73 Acres (2.32 Ha) to the north and west with road frontage and access, currently in grass.

2 & 3. Dutch barn with lean-to (10.12m x 5.87m and 11.53m x 5.87m) providing useful storage.

4. General store (15.88m x 5.27m) in poor condition.

5. Steel portal-framed hay store (13.12m x 7.8m) clad to three sides, open fronted.

### Lot Two

1. Former shippon (19.3m x 6.6m) with attached dairy and planning permission to form a two-bed property (Ref 22/0833N).

6. Loose housing (18.77m x 13.73m) steel portal-framed building with block walls with Yorkshire boarding over. Previously used for housing stock, it would be ideal for the creation of American barn-style stabling with water and electric already connected.

7. Machinery store (12.3m x 8.74m) steel portal-framed clad building with concrete floor.

8. General store (8.39m x 7.52m) timber-framed former chicken house now used as storage.

9. Log store (5.79m x 3.89m).

6.38 Acres (2.58 Ha) of land to the east of the farmyard currently in grass.

Also included in Lot Two is a large concrete yard with turning area. There is road access to the yard and land.

### Lot Three

15.79 Acres (6.39 Ha) split into four parcels, currently in grass and maize, with good access from the north off Newcastle Road.

### Lot Four

11.70 Acres (4.73 Ha) on Wybybury Lane currently in maize.



### Lot Five

8.91 Acres (3.61 Ha) on Wybybury Lane currently in maize.

### Requirements:

#### Lot One

If sold separately to Lot Three the buyer of Lot One would be required to erect a stock proof boundary to split fields 2139 and 2937.

#### Lot Two

The buyer of Lot Two will be responsible for installing a boundary fence between Lots One and Two.





### Method of Sale

For sale by Informal Tender. Tenders are to be submitted in writing, on the required form, to the Agents' office by no later than midday on Friday 6th December 2024. Please note that the Vendors reserve the right not to accept the highest, or any, tender.

### Development Clawback

Lots One, Two, Three and Four are sold subject to a commercial and residential development clawback of 25% over 25 years. This will exclude redevelopment of the current farmhouse and shippon (with PP) and commercial development for the buyers own personal use or own business use.

Lot Five is sold subject to a commercial and residential development clawback of 25% over 35 years, with the exception of renewable development including battery storage, solar and wind whereupon the overage would be for 25 years with the sellers having the right to receive a percentage of the annual rental income.

### 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 and drainage to private septic tank. Oil-fired central heating and mains water.

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 no public footpaths across the property. There are telegraphs poles and an electricity line across fields 6709 and 6627.

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.

### Countryside Stewardship

The farm is not involved in any environmental stewardship schemes.

### 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.

### Nitrate Vulnerable Zone

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

### Local Authority

Cheshire East Council, C/O Delamere House, Delamere Street, Crewe CW1 2LL  
0300 123 5500

### Council Tax

Council Tax Band F

### 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](mailto:sales@barbers-rural.co.uk)

### Location

Postcode: CW5 7HH

What3words: ///custom.appraised.exacted

### 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.

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