

RUSCOE FARM

Bronington | Whitchurch | Shropshire

barbers**RURAL**
rural surveyors & property agents





Ruscoe Farm

Bronington | Whitchurch | Shropshire
SY13 2JJ

Whitchurch 3 miles | Hanmer 2.5 miles
Malpas 7 miles | Wrexham 11 miles
Chester 22 miles | Shrewsbury 24 miles | Crewe Station 19 miles

A FARM WITH HUGE POTENTIAL -
ATTRACTIVE PERIOD FARMHOUSE, EXTENSIVE RANGE OF
TRADITIONAL FARM BUILDINGS, MODERN BUILDINGS & LAND

Well-presented five bedroom farmhouse
Lawned gardens with greenhouse
Traditional brick buildings with development potential (subj to PP)
Versatile modern farm buildings
99.36 Acres (40.21 Ha) in all - available in three lots
Easy access to commuter links

99.36 Acres (40.21 Ha) in all
Available as a whole or in three lots

The Location

Ruscoe Farm enjoys an attractive rural situation off the A525 between the charming village of Hanmer and the larger town of Whitchurch. Hanmer has a village shop, well-supported village pub, primary school, doctors' surgery and church and is idyllically located on the northern bank of an impressive ice age mere.

The market town of Whitchurch offers a variety of social and leisure facilities with specialist shops on a bustling high street. The historic City of Chester, which boasts defensive walls constructed by the Romans, provides extensive shopping along with a broad range of commercial and social facilities.

The area is extremely well-served educationally with a superb selection of both primary and secondary state and private schools within close proximity.

The local area is steeped in history and natural beauty and there are a number of footpaths and bridlepaths, including the lengthy Bishop Bennett Way, criss-crossing the surrounding farmland.

There are a plethora of equestrian facilities in the vicinity and the network of surrounding quiet country lanes and bridlepaths offer excellent opportunities for riding out.

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 pleasing area combines the best of both worlds offering the opportunity for a truly rural lifestyle whilst still being within close proximity of urban facilities.

Ruscoe Farm was privately purchased in 1911, having previously been part of the expansive Hanmer Estate, and the family have farmed there since then. They ceased milk production in 2004 and the land has been let for grazing and mowing since that point. In spite of the buildings not having been fully used since 2004 they have been well-maintained and could, with some modernisation, be readily used for the housing of cattle or adapted for equestrian use. Equally they would be well suited for residential use, subject to planning.





The Farmhouse

This attractive period-style farmhouse offers spacious accommodation ideal for family living. Although it was rebuilt by previous owners in the early 1900s, it retains the charm and character of an earlier period, with many traditional features thoughtfully and carefully reinstated throughout.

To the front of the house are two beautifully presented reception rooms, currently used as a dining room and sitting room, each featuring a log-burning stove that adds warmth and appeal. A separate family room offers additional relaxed living space, complemented by a dedicated study which is ideal for working from home. At the rear of the property, a modern and well-equipped kitchen is paired with a practical utility room, while a large conservatory opens onto the courtyard.

Upstairs, the first floor comprises five bedrooms. The principal bedroom benefits from a concealed dressing room and an en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a large, enclosed courtyard bordered by the farmhouse and traditional farm buildings. To the front there is an established garden whilst to the side of the house is an orchard area and the fenced rear garden features an attractive Victorian-style greenhouse.





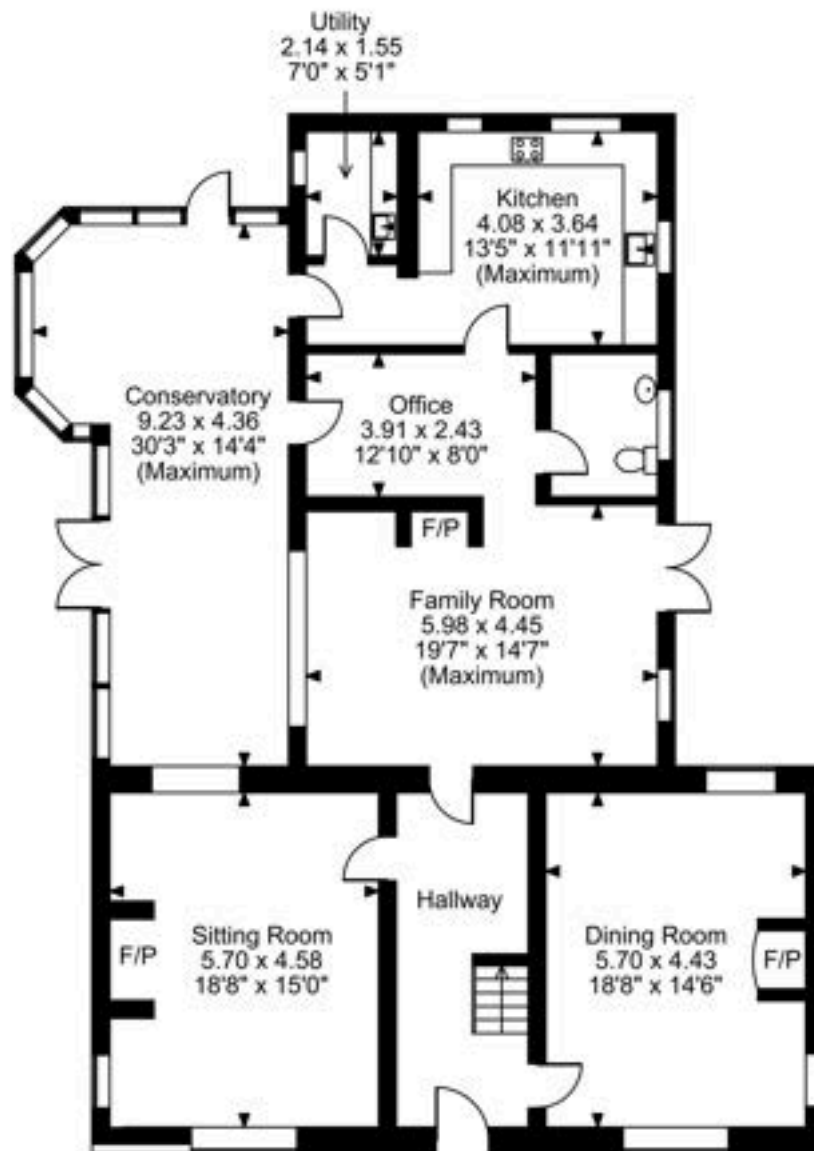
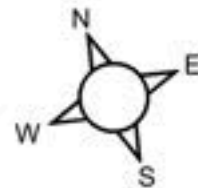
Ruscoe Farm, The Chequer, Bronington, Whitchurch

Approximate Gross Internal Area

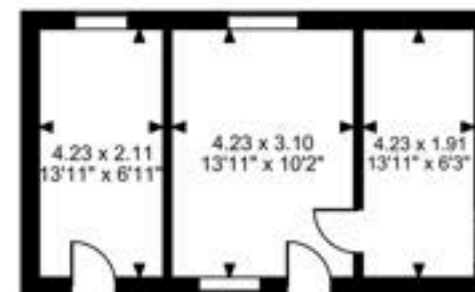
Main House = 3019 Sq Ft/280 Sq M

Outbuilding = 338 Sq Ft/31 Sq M

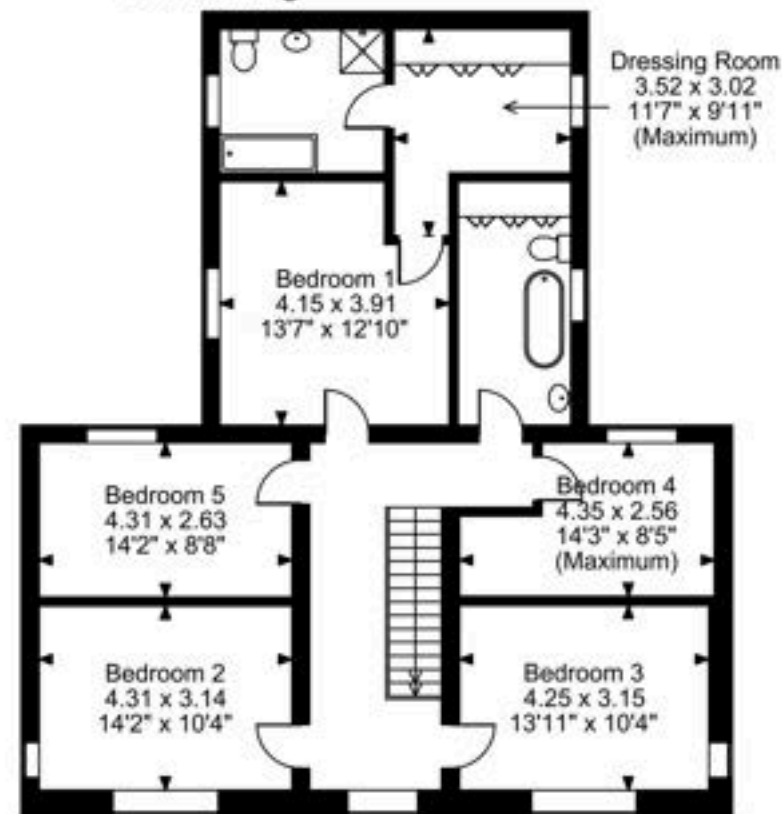
Total = 3357 Sq Ft/311 Sq M



Ground Floor



Outbuilding



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Farm Buildings

Historically a dairy farm, the farm buildings are currently used for general storage. Having separate access from the main courtyard, thereby ensuring that farming activity can be kept separate from family life, the buildings provide a great opportunity for a stand-alone farming enterprise or as an additional unit for a larger holding.

Equally, the buildings could be adapted for other uses, including residential, holiday lets or Air BnB, commercial or storage subject to any necessary planning consents.

Numbers refer to the adjacent block plan:

1. Farmhouse

2. Domestic outbuildings including two brick stores

3. General purpose building (18.2m x 15.2m) originally calf housing and loose housing, now providing car parking and storage space

4. Traditional brick buildings (428 sq m in all incl. two storey area) part single-storey, part two-storey comprising former shippon, dairy and parlour

5. Covered collecting yard (19.9m x 5.7m) attached to brick building

6. Dutch Barn (22.8m x 5.8m)

7. Covered silage clamp (27.4m x 12.1m) with concrete floor

8. Cubicle Shed (30.3m x 13.6m) 90 cubicles with raised beds





The Land

The bulk of the land is located in a ring-fenced block around the farmstead and totals 73.14 Acres (29.60 Ha). The land is in permanent pasture and has not been ploughed for a number of years. The land is classified as Grade 3A and is described as slowly permeable, slightly acid with base-rich loamy and clayey soils. A small area to the north west can lie wet and a portion is reedy. Whilst the land is subdivided in to a number of parcels, the internal fencing is not currently stock proof. However the boundary fences are largely stock proof.

There are several access points to the land from the A525 as well as from the north off Whitewell Road.

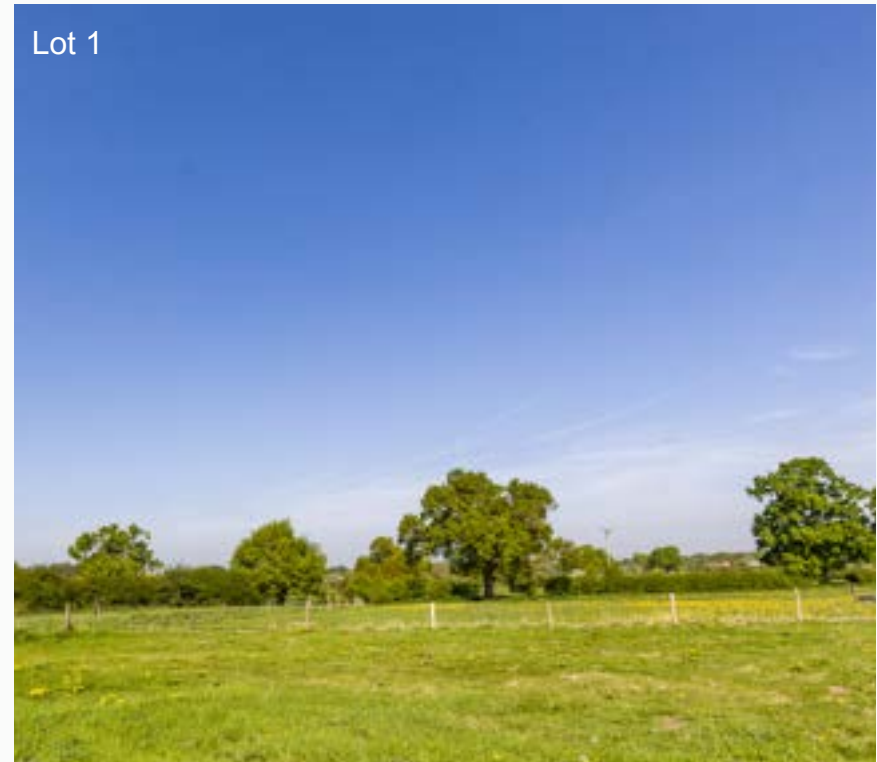
Lot Two

Lot Two comprises 7.92 Acres (3.21 Ha) of pasture land which is located on Bowkers Lane a short distance from the main holding. The land is in one block and is well-fenced with mature hedges, post and wire and is ideal for grazing or mowing.

Lot Three

Lot Three is located slightly further afield and is accessed from the A495 Redbrook Maelor to Ellesmere Road. The land, which totals 18.30 Acres (7.41 Ha), is divided in to a number of smaller parcels and is permanent pasture having been utilised for the grazing of youngstock. There is a steel corral near the roadside which is ideal for sorting and handling cattle.

Lot 1



Lot 2



Lot 3



Method of Sale

For sale by Private Treaty as a whole or in three lots.

Tenure

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

Services

Lot One

Mains water and electric are connected. Oil-fired central heating. Private sewage system.

Lot Two

No mains services are connected.

Lot Three

Mains water is connected.

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 public footpaths across Lots One, Two and Three.

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.

Energy Performance Certificate

EPC - F

SAF

All reasonable endeavours will be made to transfer the Rural Payments Wales subsidy to the buyer.

Nitrate Vulnerable Zone

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

Local Authority

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY.

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: SY13 2JJ

Lot 1 : What3words: ///boast.rainwater.slouched

Lot 2 : What3words: ///connected.removal.thank

Lot 3 : What3words: ///dishing.clincher.inflame

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.

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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