



Brookside Farm  
Cuddington, Malpas

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rural surveyors & property agents



# Brookside Farm

Cuddington, Malpas

SY14 7JF

Malpas 2.5 miles, Whitchurch 8 miles

Wrexham 10 miles, Chester 14 miles

Lot One: An impressive period farmhouse, requiring extensive renovation works, with range of traditional brick outbuildings and 16.54 Acres (6.69 Ha) in a picturesque area of South Cheshire

Lot Two: 1.84 Acres (0.74 Ha) permanent pasture

Lot Three: 15.08 Acres (6.10 Ha) permanent pasture

Lot Four: 6.88 Acres (2.78 Ha) permanent pasture

Lot Five: 7.84 Acres (3.17 Ha) permanent pasture

Lot Six: 14.40 Acres (5.83 Ha) permanent pasture

Attractive period farmhouse with stunning original features

Kitchen, four reception rooms

First floor - three bedrooms, bathroom

Second floor - three attic rooms

Extensive brick outbuildings with potential for improvement, ideal for use as stabling or for conversion for alternative uses (subject to planning permissions)

Modern buildings including hay barn and loose housing

Mature gardens



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Brookside Farm enjoys a semi-rural position within the adjacent hamlets of Cuddington and Chorlton. Although small, Cuddington and Chorlton have a strong community ethos which centres around the village hall. Nearby Malpas has a range of local shops, restaurants, pubs and amenities including two small supermarkets and is home to an impressive, and well-supported, 14th Century church. 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 with the well respected Bishop Heber High School and Malpas Alport Primary School being only two miles distant.

The local area is steeped in history and natural beauty. The Sandstone Trail is considered by many to provide the best walking in South Cheshire 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 quiet country lanes and bridlepaths surrounding the property offer excellent opportunities for riding out.



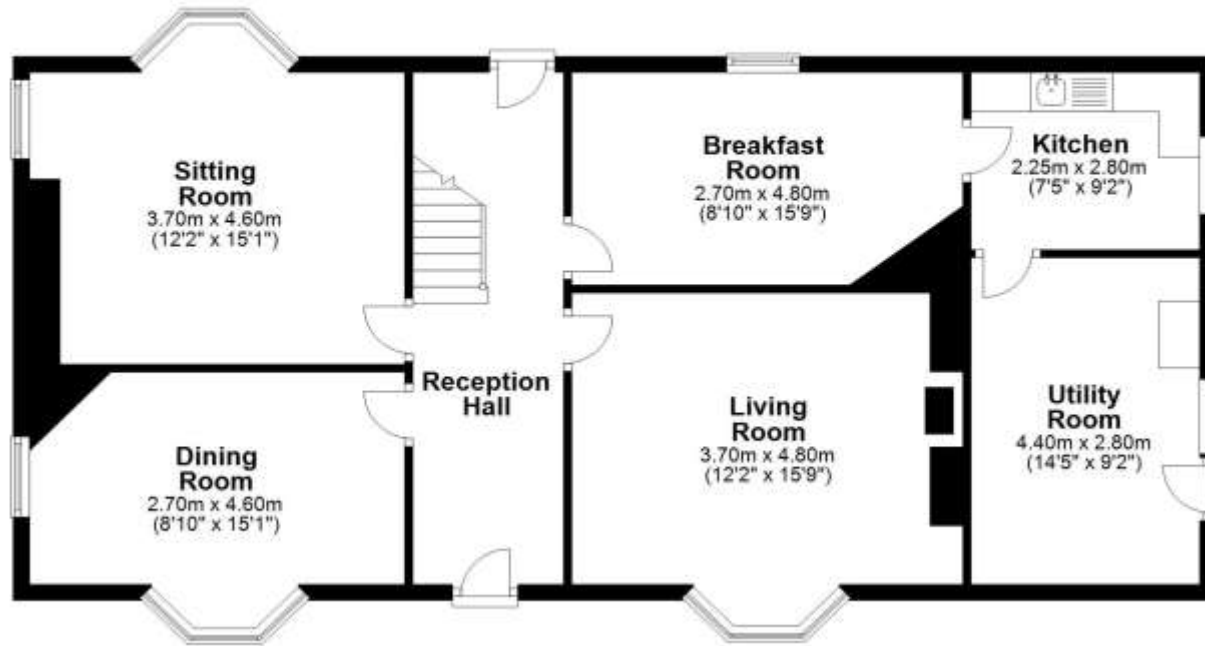
With excellent road links and nearby rail links, along with a number of international airports within 1.5 hours' drive, this property would be ideal for those needing to commute further afield for work. This attractive area combines the best of both worlds offering the opportunity for a truly rural lifestyle whilst still being within close proximity of urban facilities.

This attractive and imposing period farmhouse offers a blank canvas for buyers to renovate and modernise the property completely to their own tastes, having not been occupied for a number of years. There are a wealth of original features throughout the property which could be enhanced to reinstate the property to its former glory. Externally these include decorative chimneys and leaded sash windows. Internally there are attractive tiled floors, exposed beams and open fireplaces.

The ground floor is formed around a central reception hall which gives access to the four main reception rooms with the current kitchen and utility room situated in a single storey lean to on the side of the house. Three bedrooms are found to the first floor all of which have the benefit of built in wardrobes and these are serviced by a substantial sized bathroom and a separate WC. A further staircase leads to the second floor, and whilst currently divided in to three attic rooms these could readily be altered to provide further accommodation.

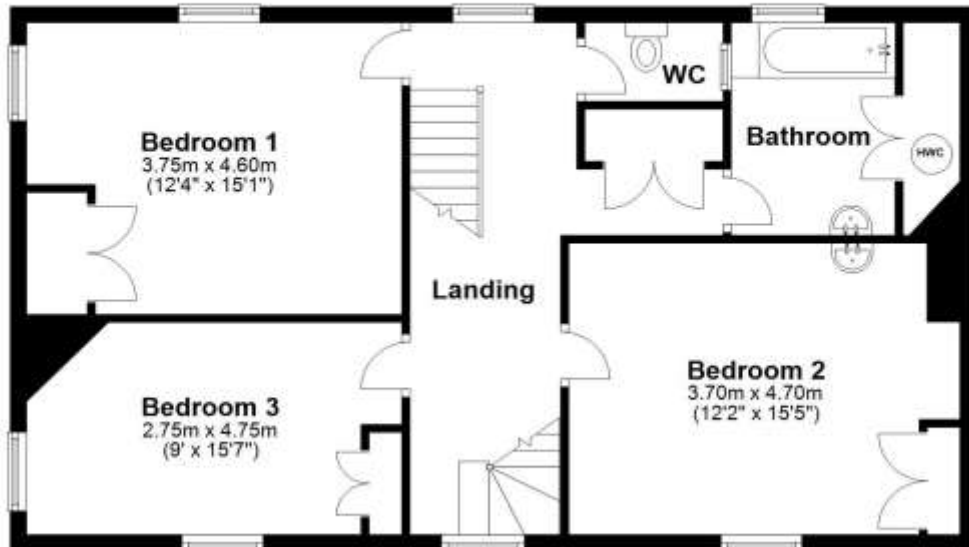
### Ground Floor

Approx. 94.6 sq. metres (1018.0 sq. feet)



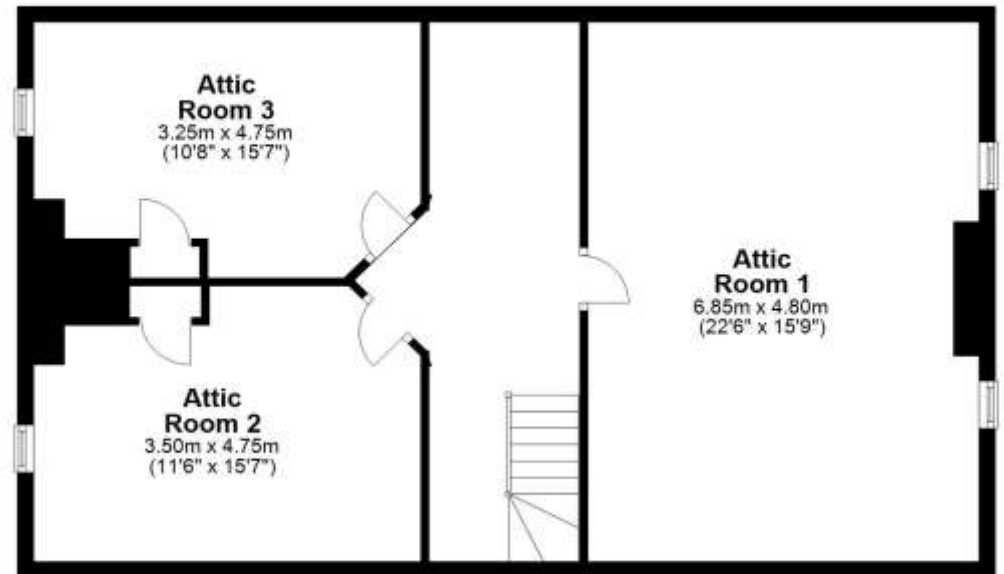
### First Floor

Approx. 74.9 sq. metres (806.2 sq. feet)



### Second Floor

Approx. 82.2 sq. metres (885.1 sq. feet)



Total area: approx. 251.7 sq. metres (2709.3 sq. feet)









The farm benefits from a range of traditional brick farm buildings with potential for continued agricultural or equestrian use or conversion to residential dwellings subject to any necessary planning consent. These buildings are located in close proximity to the farmhouse and are formed around a concrete yard.

Buildings are numbered to correspond with the buildings plan shown above:

1. Farmhouse
2. Traditional brick and slate building (Two storey) 17.18m x 7.02m  
Former livestock accommodation and storage
3. Traditional brick and slate building (Single storey) 6.69m x 3.27m
4. Traditional brick and slate building (Two storey) 6.09m x 4.95m  
Former garage and storage
5. Traditional brick and slate building (Two storey) 16.62m x 5.42m  
Stables and loose boxes  
With brick and asbestos-roof lean-to (Single storey) 16.62m x 4.00m
6. Loose housing 9.21m x 7.67m  
Mono-pitch roof, with part block sides and asbestos roof
7. 3-bay hay barn 14.30m x 5.24m  
Portal framed with tin roof. With 2-bay brick lean-to 9.34m x 3.60m

#### Gardens

Mature gardens encircle the house with a cottage-style garden extensively planted with flowering plants and shrubs to the front and a more open-lawned style garden, with stream meandering through, to the rear. A charming fruit tree orchard, which includes apple and pear trees, is found beyond. Mature trees and shrubs border the roadside and ensure that the house has a feeling of total privacy and seclusion. Although these gardens have become somewhat left to their natural course in the last few years it is clear that with some work they could be returned to their original glory.

#### The Land

Brookside Farm as a whole totals 62.58 Acres (25.34 Ha). The farm is offered for sale as a whole or in lots dependent on requirements. The land is all in permanent pasture and as such is ideal for grazing of stock or mowing. Lots One and Two are classified as a mixture of Salop and Compton on the Soil Survey of England & Wales. Lots Three and Four are classed as Compton and Lots Five and Six are classified as Salop. Salop is a reddish, clayey soil suitable for permanent pasture and Compton is a reddish fine loamy over clayey soil suitable for permanent pasture and some cereals.

Lot One is sold with the benefit of 16.54 Acres (6.69 Ha). A small portion of this land is adjacent to the farm buildings and yard, with the majority found on the other side of the access track. This land is permanent pasture and is split into two parcels.

Lot Two comprises 1.84 Acres (0.74 Ha) of pasture land.

A small parcel of land which is found within close proximity of the hamlet of Chorlton and has frontage to Chorlton Lane.

Lot Three is a separate block of pasture land of 15.08 Acres (6.10 Ha) with access either via the Shocklach Road or via the bridlepath. The field is split into two parcels.

Lot Four adjoins Lot Three and totals 6.88 Acres (2.78 Ha).

Lot Five is found to the adjacent side of the Shocklach Lane and totals 7.84 Acres (3.17 Ha).

Lot Six is found slightly distant from the main holding being located further along Chorlton Lane. This parcel is split into two paddocks totalling 14.40 Acres (5.83 Ha) and can be accessed via the bridlepath.

#### Environmental Stewardship Scheme

The farm is subject to an Entry Level Stewardship Scheme. The full details of the scheme and the option requirements are available on request.

#### Nitrate Vulnerable Zone

The Farm is not located within the Nitrate Vulnerable Zone as designated by DEFRA.

#### 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.**

#### Easements and Rights of Way

Please note that a bridlepath runs past the property which then links to the Bishop Bennett Way. In addition a footpath runs across Lot 3.

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.



### Basic Payment Scheme

The relevant Basic Payment entitlements will be included in the sale. The vendor will use all reasonable endeavours to effect the transfer of these for the 2021 claim year onwards. The payments for 2020 are reserved to the vendors.

### Tenure

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

### Method of Sale

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

### Services

#### Farmhouse:

Mains electric is connected. Water is from a private borehole supply. Drainage is to a private drainage system. (Mains water is available in the village, connection to this supply would be at the cost of the buyer.) Electric night storage heating system.

#### The Land:

Lot 1 is served by the private borehole and also has a brook running through it. Lots 3,4 & 5 all have substantial natural drinking pits. Lot 6 has mains water 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 or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or solicitor.

### Planning

Please note that the village of Cuddington is within the Chorlton & Cuddington conservation area.

Lot One is sold subject to a residential development clawback. In the event that planning permission is granted for any use over and above agricultural within 25 years of completion of the sale then the seller will be entitled to a 20% proportion of the increase in value.

**Further details can be obtained from the sellers' solicitors.**

### Local Authority

Cheshire West and Chester Council, 58 Nicholas St, Chester, CH1 2NP

## 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.

## Plans, Areas and Schedules

These are based upon the Ordnance Survey. 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.

## Viewing

Viewing is strictly by appointment with Barbers Rural and is subject to strict guidelines in light of the current COVID-19 pandemic. It is the responsibility of viewers to ensure they wear suitable, sensible clothing and footwear and Personal Protective Equipment.

## Directions

From Malpas follow Church Street out of the village and proceed in to Cuddington Heath. Turn right signposted for Chorlton and Shocklach. Upon reaching Chorlton continue through the village, when the road bears sharply left continue straight ahead on to the no-through road and the property will be found on the left as indicated by Barbers Rural For Sale board.

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## MISREPRESENTATIONS

Barbers Rural for themselves and for the vendors of this property have endeavoured to ensure these details are accurate. However, if any point is of importance to you please contact the office to check the information, particularly if viewing involves travelling some distance.

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 any 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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