



'BEECH MEADOW FARM' | DINGLE LANE | BRIDGEMERE | CHESHIRE | CW5 7PZ | FOR SALE BY PRIVATE TREATY



Positioned within the rural locality of Bridgemere with exemplary outlooks over the surrounding landscape. Owned by the same family for generations the detached two storey dilapidated three bedroom farmhouse has PLANNING PERMISSION GRANTED FOR A REPLACEMENT DWELLING (Application No: 2/0893/FUL).

Forming a highly individual & unique potential development opportunity for those requiring potential to create a semi rural small holding / mixed use property or potential equestrian opportunity.

Variations of potential use are vast which is becoming increasingly rare to find within South Cheshire.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 3 LOTS – NO CHAIN

LOT 1: Beech Meadow Farmhouse, Agricultural Buildings and 3.94 Acres or thereabouts of Grassland.

Guide Price £600,000

LOT 2: 20.14 Acres or Thereabouts of Grassland to the South of Beech Meadow Farm.

Guide Price £225,000.

LOT 3: 1.82 Acres or Thereabouts of Grassland to the East of Beech Meadow Farm.

Guide Price £40,000.

AS A WHOLE GUIDE PRICE £865,000

Opportunities of this nature are becoming few & far between affording extensive scope for owner occupiers or indeed possibly developers to maximise the potential in front of them as there is much external space to satisfy buyers combined with the magnificent views which are unrivalled in a picturesque setting.

*In conjunction with Graham Watkins & Co
(NOTE: General Dispersal Sale 7th March 2026 from 10.30am)*





DIRECTIONS

From Nantwich take the A51 South (London Road) in the direction of Woore. Continue through Stapeley & Walgherton passing The Boars Head restaurant on the left & proceed ahead. Continue beyond the crossroads signed Checkley (left) & Bridgemere and proceed ahead. Take the right turn into Dingle Lane where the property will be observed on the right hand side.

LOCATION – BRIDGEMERE

Bridgemere is a rural area located approximately 6 miles to the South East of Nantwich. Woore and Betley are charming villages within an easy five minutes drive providing the local amenities, junior schools, village store, post office and public houses serving good food. Bridgemere has an excellent junior school whilst the main senior schools can be found in Nantwich.

PLANNING PERMISSION APPROVAL:

A planning application has been approved for the demolition & rebuild of the dilapidated farmhouse. **PLANNING PERMISSION GRANTED:** Application No: 25/0893/FUL FOR A REPLACEMENT DWELLING HOUSE. Dated 13th November 2025.

LOT 1:

Beech Meadow Farmhouse, Agricultural Buildings and 3.94 Acres or thereabouts of single permanent grassland with mains water connection, gated access to Dingle Lane & access to both the yard and buildings. Grassland. Guide Price £600,000.

LOT 2:

20.14 Acres or Thereabouts of Grassland to the South of Beech Meadow Farm. Grazing land with soft undulations, pond & three access points. Stok fenced with hedges & post and rail wire fencing, plus water supply. Guide Price £225,000.

LOT 3:

1.82 Acres or Thereabouts of Grassland to the East of Beech Meadow Farm with direct access onto the A51, with water connected & 6.81 m x 4.24m brick and tile agricultural building. There is ample potential for alternative pursuits subject to any necessary consents. Guide Price £40,000.

AS A WHOLE GUIDE PRICE £865,000.



THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH 6'0 x 2'8

DINING HALL 16'7 x 14'9



SITTING ROOM 16'9 x 9'11

KITCHEN 7'10 x 7'9

LIVING ROOM 16'9 x 10'7



UTILITY ROOM 17'6 x 8'0



STORE 24'1 x 8'8



FIRST FLOOR LANDING 8'3 x 4'4

BATHROOM 9'8 x 4'6

SEPARATE WC 4'5 x 3'3

BEDROOM ONE 12'9 x 12'3

BEDROOM TWO 16'11 x 10'7

BEDROOM THREE 16'8 x 10'0





EXTERIOR:-

The property features a lawned garden with shrubs to the front. Various external Victorian style standard lamps etc. Grass areas surrounding the farmhouse & outbuildings. Fields located to the North, East & South of the property itself, up to a maximum of approximately 26 acres available.

DETACHED TWO STOREY BRICK BUILT MONITOR STYLE BARN:-

STORE (1) 13'6 x 7'3

STORE (2) 13'4 x 10'11

FUEL STORE 13'4 x 6'6

TOOL STORE 13'6 x 12'7

Small Store: 4'1 x 3'7.

Timber stairs rising to the first floor tool store / loft.

COW SHED 26'4 x 13'6

STORE (3) 19'10 x 12'10

LEAN TO STORE TO REAR 26'1 x 5'1

STORE (4) 12'6 x 5'2

WC 5'2 x 3'11

FIRST FLOOR TOOL STORE / LOFT 13'4 x 12'8





EPC RATING: F

COUNCIL TAX BAND: E

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Private drainage (septic tank). Mains central heating not connected.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

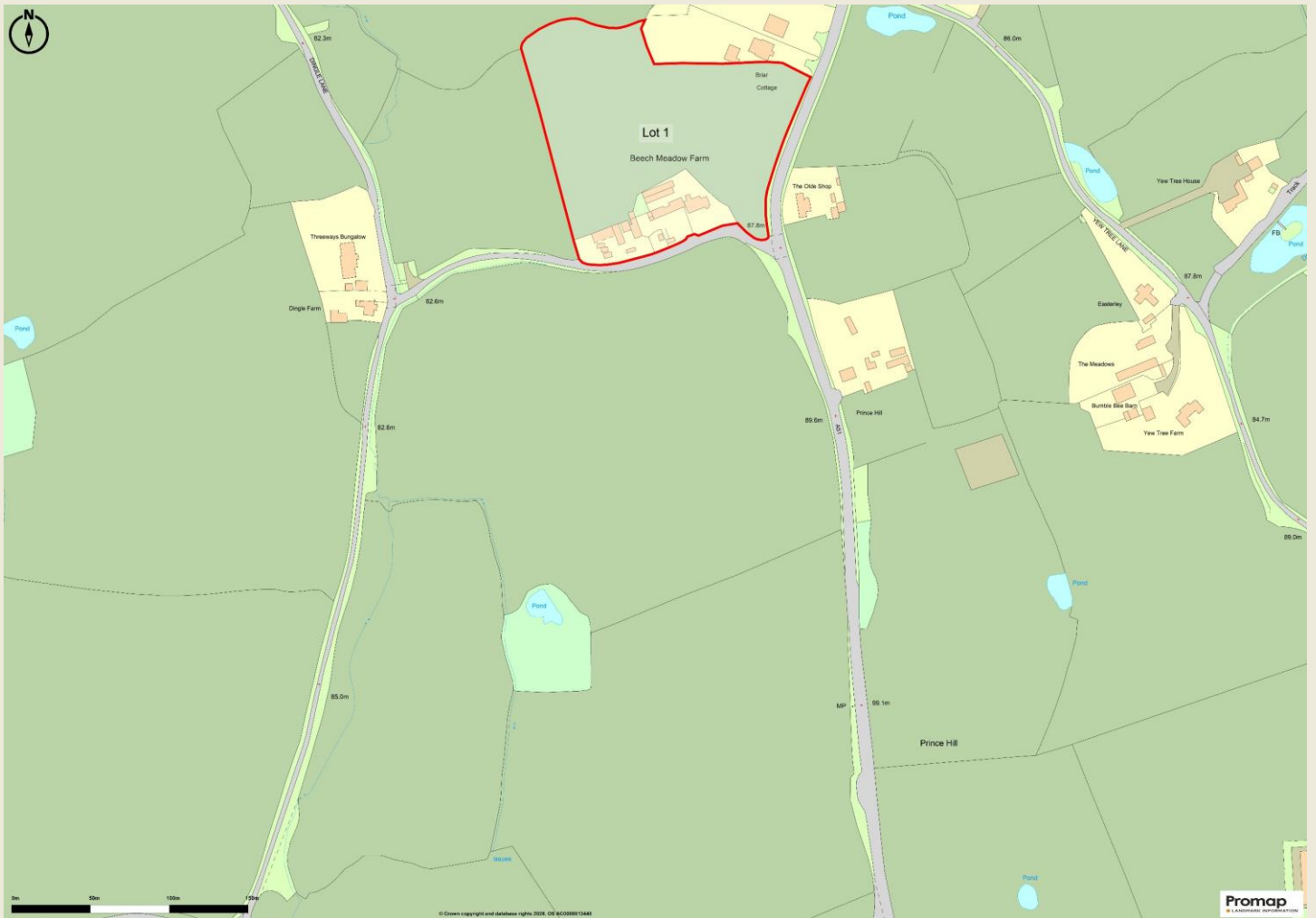
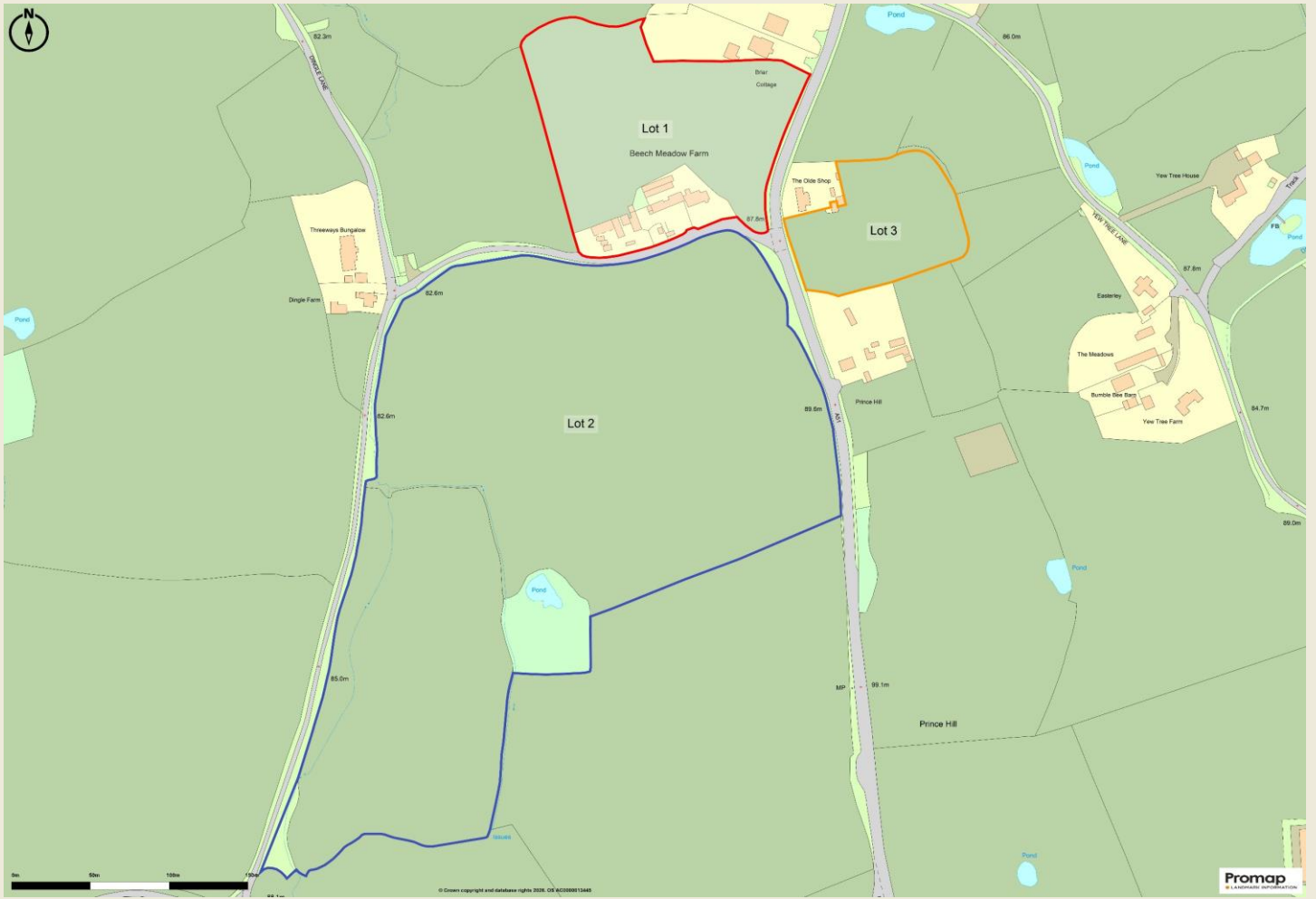
We can help you fund your new purchase with mortgage advice!

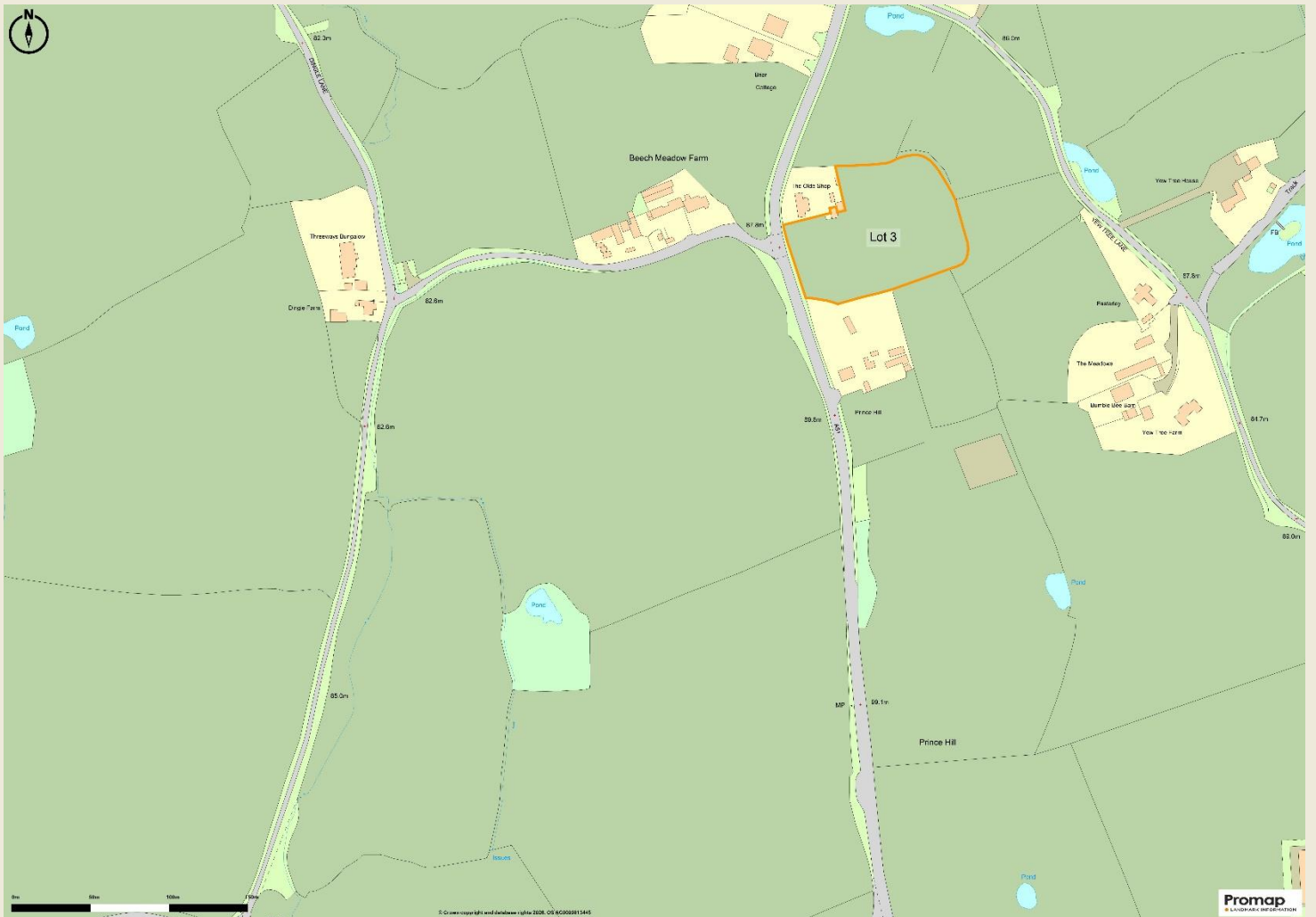
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

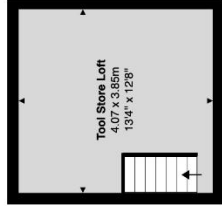
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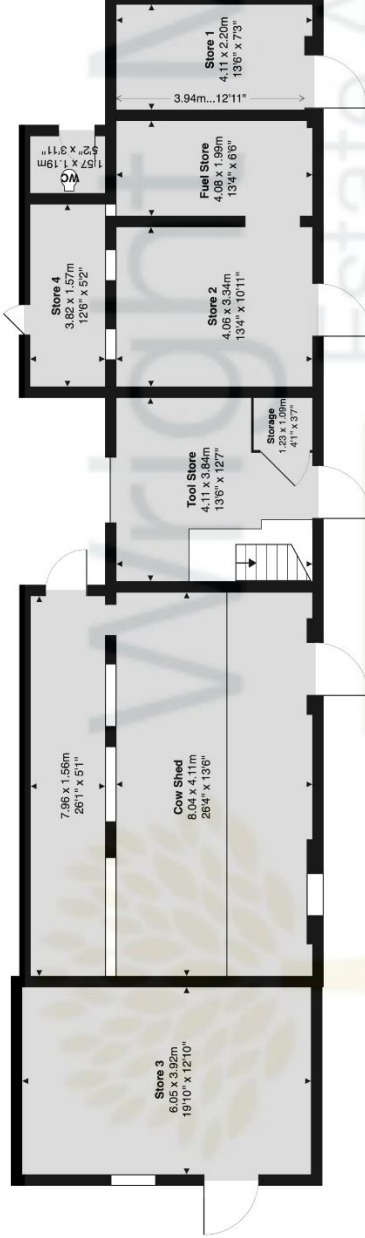






Tool Store Loft

Floor Area: 15.7 m² ... 169 ft²



Ground Floor

Includes Outbuildings

Floor Area: 235.5 m² ... 2535 ft²



First Floor
Floor Area: 60.5 m² ... 651 ft²

BEECH MEADOW FARM, DINGLE LANE, BRIDGEMERE, NANTWICH, CHESHIRE, CW5 7PX

All Building Parts Approximate Gross Internal Area: 311.7 m² ... 3355 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sanceuse from Green House EPC 2025. Copyright.



PROPOSED ELEVATION PLAN(S) (1:100 @ A1)



Case no.	Age (yr)	Sex	Site	Pathologic findings	Immunohistochemical findings	Survival (mo)	Ref.
1	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
2	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
3	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
4	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
5	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
6	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
7	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
8	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
9	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
10	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
11	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
12	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
13	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
14	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
15	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
16	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
17	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
18	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
19	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
20	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
21	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
22	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
23	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
24	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
25	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
26	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
27	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
28	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
29	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
30	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
31	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
32	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
33	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
34	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
35	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
36	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
37	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
38	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
39	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
40	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
41	60	M	Colon	Adenocarcinoma	CD44 ⁺	12	[10]
42	60	M	Colon	Ad			



Working for a *brighter future* together

Mr Wayne Johnson
MDMS Limited
51 Salt Meadows
Nantwich
Cheshire East
CW5 5HF

**Development
Management**
Delamere House
Delamere Street, Crewe
CW1 2LL
Telephone: 0300 123 5014
Email: planning@cheshire-east.gov.uk

DECISION NOTICE

Application No: **25/0893/FUL**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

C

Particulars of Development
Replacement dwelling house

Location
Beech Meadows Dingle Lane, Bridgemere, Nantwich, Cheshire East, CW5 7PZ

for **Butler**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990

2. The development hereby approved shall be carried out in total accordance with the approved plans numbered 25/0117 (2) D and 25/0117 (4) B received by the Local Planning Authority on 10th October 2025; and Site Location Plan received by the Local Planning Authority on 13th March 2025, except where varied by other conditions of this permission. Reason: For the avoidance of doubt and to specify the plans to which the

Wright Marshall
Estate Agents

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Wright Marshall

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In conjunction with:-

gW Graham
Watkins & Co