



# Moathouse Farmhouse and Buildings

Long Lane, Alraham, Tarporley, Cheshire, CW6 9JX

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Guide Price - £820,000

TO BE SOLD BY ONLINE AUCTION - Please register your interest and review the legal pack at [www.rostons.co.uk](http://www.rostons.co.uk)

Rostons are delighted to offer for sale Moathouse Farm which offers an enticing opportunity to acquire a traditional farmhouse and farmyard with considerable potential for development, subject to planning permission. Apart from the conversion prospects of the traditional barns, the six bedroom farmhouse and the surrounding paddocks offer the possibility of creating an appealing and substantial family residence. Set in approximately 7.6 acres, Moathouse Farmhouse is situated in an elevated position off Long Lane with the property boasting a large formal garden partially bordered by a sizable pond, providing a picturesque setting. The site is spacious enough for the farmhouse to operate independently from the barns. The existence of three access points off the public highway underscores the flexibility for potential buyers to explore various development avenues. Preliminary investigations conducted by the current owner indicate promising potential for converting the charming traditional barns into six residential dwellings. The total gross area of the barns amounts to approximately 15,995 sq.ft (1,486 sqm).

## LOCATION

Alraham, a charming Cheshire Village nestled along the A51 between Nantwich and Chester and lies just 7 miles northwest of Nantwich. Situated close to the historic Village of Tarporley, Alraham enjoys proximity to a selection of amenities. Tarporley itself offers an array of dining options, pubs, boutiques, and convenience stores. In terms of education, Tarporley hosts a highly regarded Primary School within the Village, along with Tarporley High School, and connections to local Independent Schools such as Kings and Queens of Chester and Abbey Gate College. For commuters, Alraham is strategically positioned with convenient access to major motorway links, including the M56, M53, and M6 motorway network, facilitating easy travel to key commercial hubs throughout the North West. Chester City Centre provides a direct route via Chester Train Station to London Euston in just 2 hours, while both Manchester International Airport and Liverpool John Lennon Airport are reachable within an hour's drive from Alraham, ensuring effortless connectivity for air travel.





### **ACCOMMODATION**

The farmhouse is a substantial property extending to approximately 5350 sq. ft boasting flexible living accommodation over two floors plus loft space, ideal for additional accommodation should it be required. To the ground floor there is an entrance hall, three reception rooms, kitchen, inner hall, WC and four utility rooms, again, ideal for conversion into further reception space.

To the first floor there is a large landing area, five bedrooms and a bathroom plus access to eave space and loft rooms.

### **OUTSIDE**

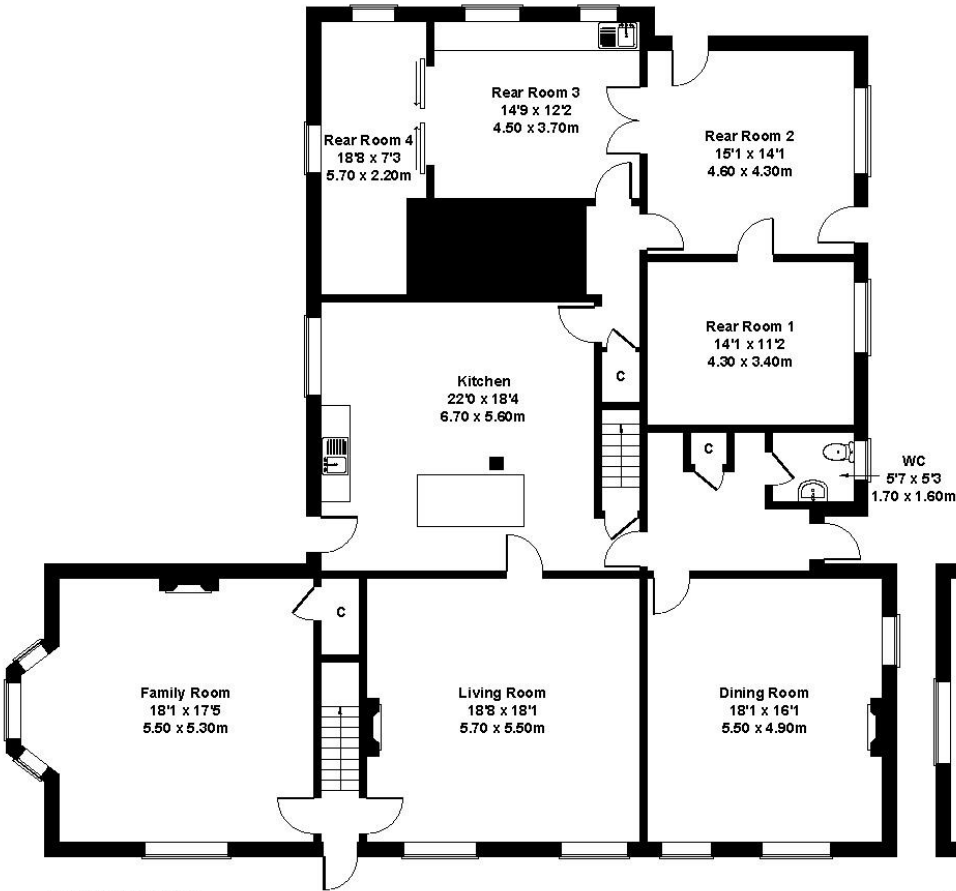
On approach the Farmhouse is well set back from the road affording extensive off road parking and turning area. There are various outbuildings including a wood store and lean-to, coal store and storage outbuilding.

### **GARDEN**

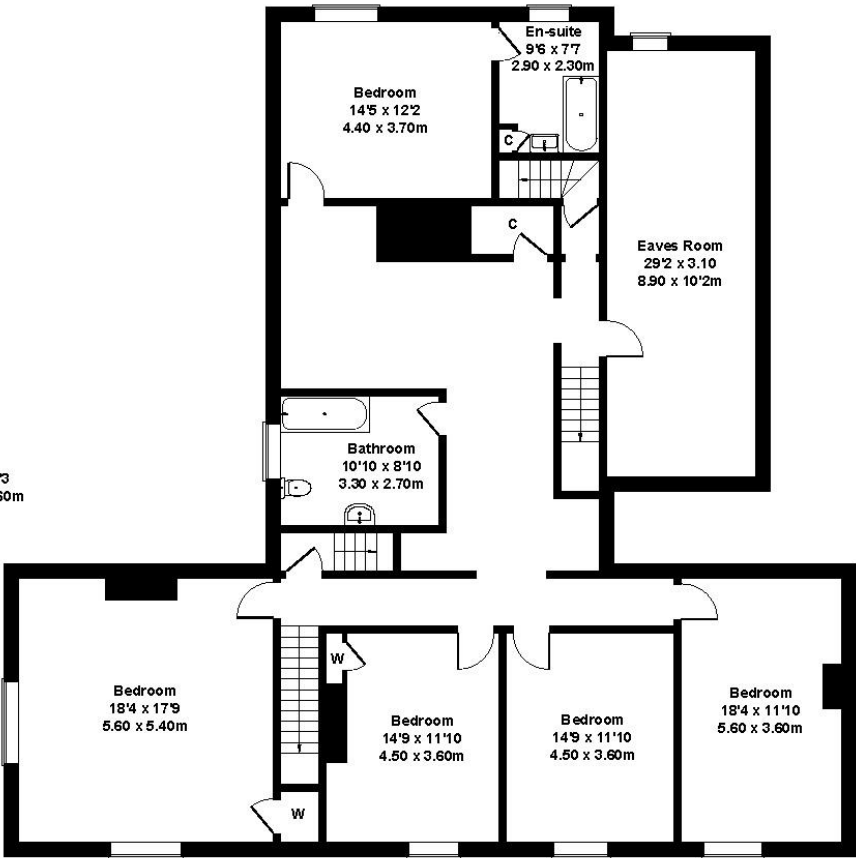
The gardens are mainly laid to lawn to front, side and rear plus a large feature pond.

# Moathouse Farm

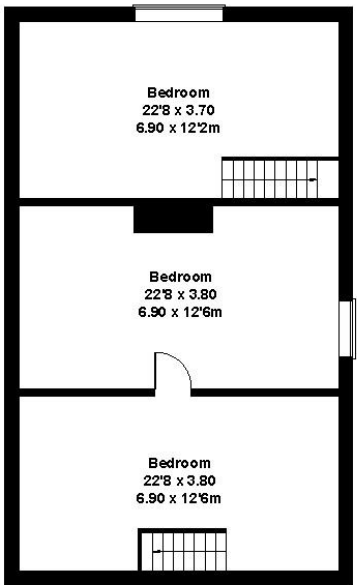
Approximate Gross Internal Area  
5350 sq ft - 497 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## OUTBUILDINGS

See plan.

## LAND

In all extends to approximately 7.6 acres.  
The paddocks extend to 4.54 acres.

## DIRECTIONS

Sat Nav – CW6 9JX

What3words - ///sweat.intricate.whites

## SERVICES

Mains water, electric, private drainage.

## COUNCIL TAX

G

## EPC

TBC

## VIEWINGS

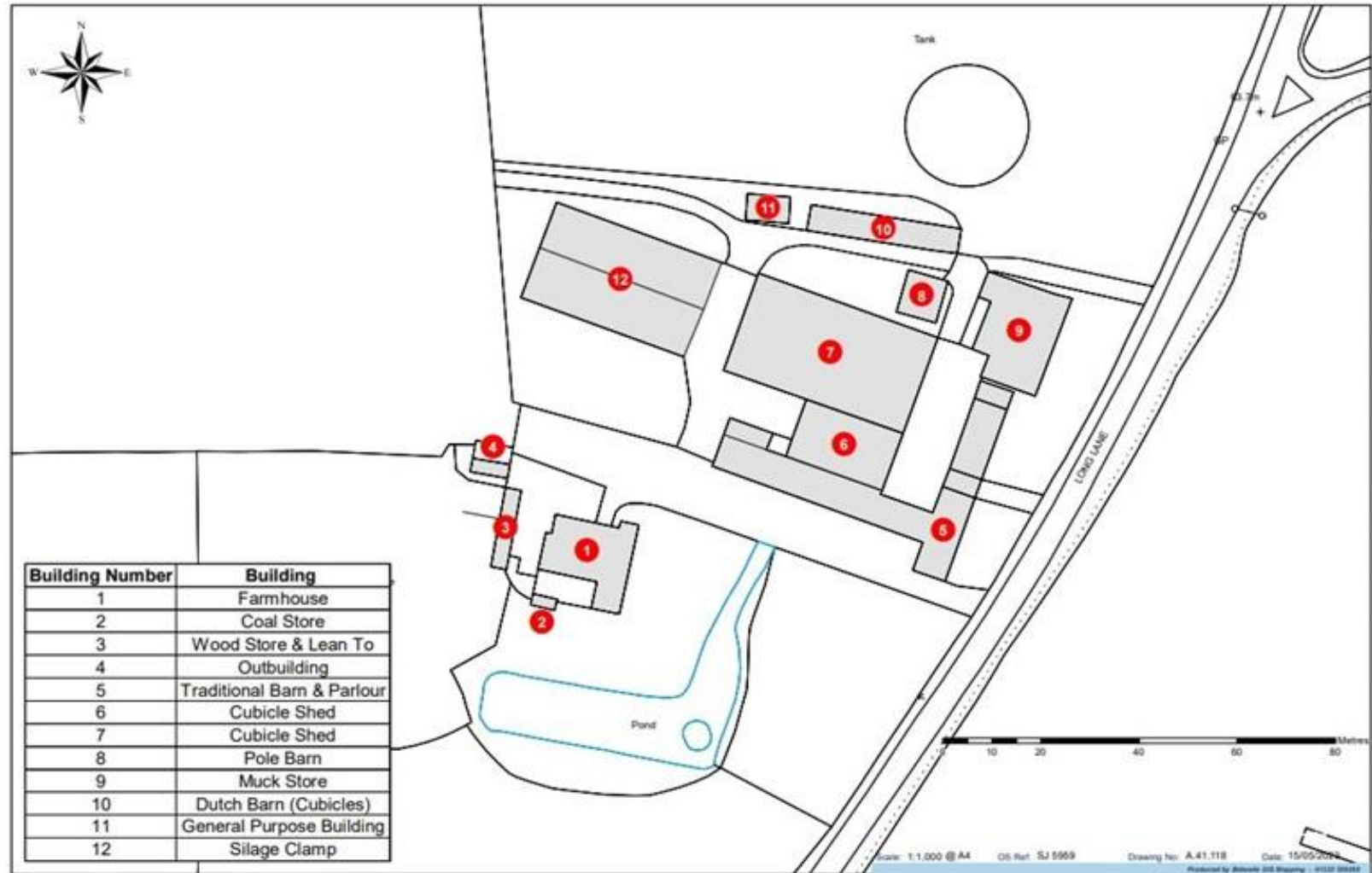
Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

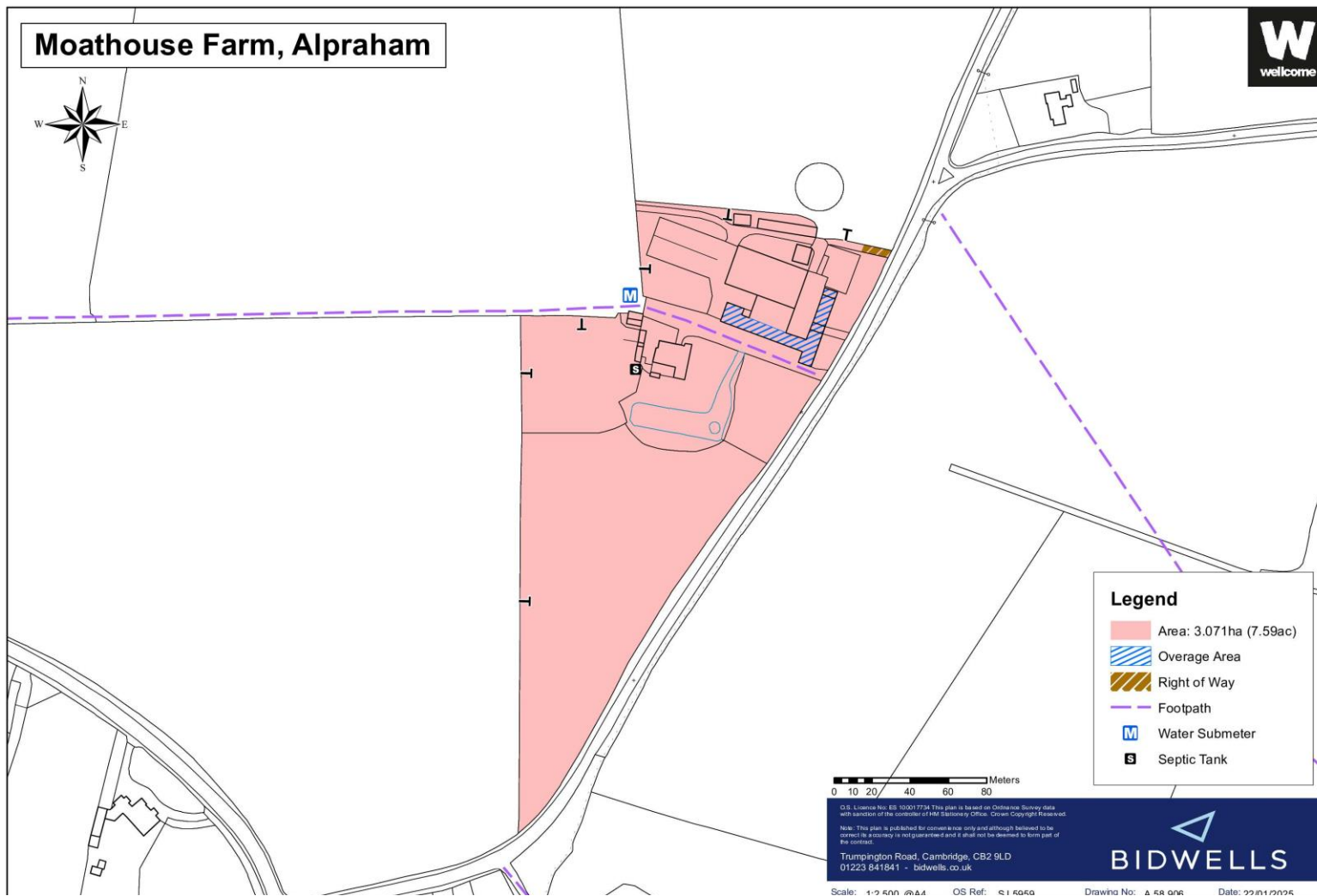
## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.





## DEVELOPMENT OVERAGE

The area hatched blue on the sale plan will be subject to an overage provision imposed by the seller. The formula will capture 30% of the uplift in value from non-agricultural use above a base value of £150,000 for a period of 30 years from completion. The overage will be triggered on the sale of the property with planning consent for non-agricultural use or implementation of planning consent for non-agricultural use, whichever is earlier. The overage will be protected by restriction which will take priority over any first legal charge on the buyer's registered title on completion.

## VAT

The Property has been opted to tax for VAT purposes (excluding residential property). Therefore, VAT will be charged at the standard rate on 38% of any price agreed which is determined to be the non-residential element of the Property. The buyer may be entitled to recover this from HM Revenue & Customs, but we would recommend independent professional advice is sought in respect of their VAT position in relation to this transaction.'



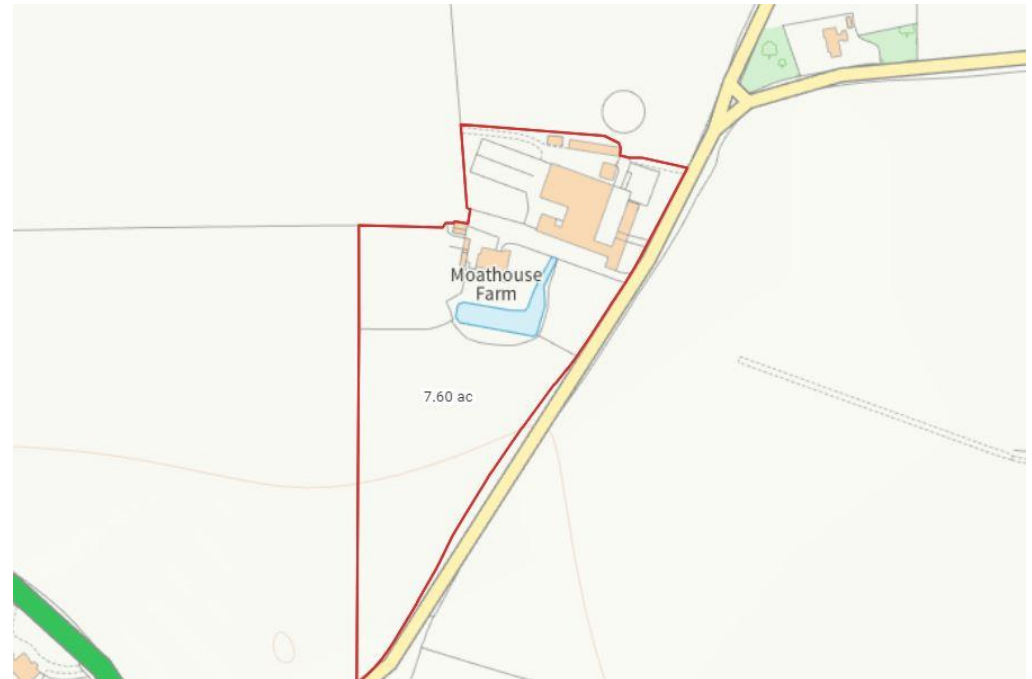
The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction ends 12noon Wednesday 27<sup>th</sup> May. The vendor reserves the right to withdraw, sell or alter the property for sale prior to the auction end date.

## BUYERS FEES

The successful purchaser(s) will pay the sum of £4,000 plus VAT at the end of the auction.

## DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.





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