



Newfield Hall Farm

Nantwich Road, Minshull Vernon, Cheshire, CW10 0LR

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Guide Price - £700,000

Newfield Hall Farm offers the chance to purchase a large residential property with a number of potential business or development options, handily located between Middlewich, Nantwich and Crewe.

The residential property has attractive period features from the outside and character features on the interior. There is an expansive yard area with large steel frame agricultural buildings, along with traditional brick outbuildings.

LOCATION

Middlewich – 4.5 miles

Crewe - 5 miles

Nantwich – 6.5 miles

- Semi-detached 5 bedroom residential property with character features throughout and space to reconfigure or expand.
- Extensive range of traditional and modern outbuildings in useable condition and potential for other uses.
- Set in a total of 3.63 acres (1.47 ha) with approximately 2.10 acres of yard & buildings along with 1.54 acres of grassland.





NEWFIELD HALL FARMHOUSE

The residential property currently offers 5 bedrooms and 3 reception rooms along with a large garden and parking. There is an abundance of space within the residential property to create additional bedrooms or add en-suites and walk in wardrobes.

GROUND FLOOR

- **Porch/Hallway** – Entering via the side door and patio to a large boot room with bathroom off and access to the cellar.
- **Dining Room** – Tile floor with access through to the kitchen.
- **Kitchen** – Tile floor, wooden units and windows out to the garden.
- **Living space** – Off the kitchen a bright living space to the front of the property with large windows.
- **Lounge** – Large living space with log burner and access to both staircases.
- **Store** – Under the stairs storage room.

FIRST FLOOR

- **Bedroom 1** – Double room overlooking the garden.
- **Store rooms 2 & 3** – interlinked rooms currently used for storage. Water tank and electrics located here.

SECOND FLOOR

- **Bedroom 2** – double room with wardrobe overlooking the garden and linked to Bedroom 5.
- **Bedroom 3** – Large double room overlooking the garden. Linked to bedroom 4 but also has separate access from the landing.
- **Bathroom** – Off the landing a family bathroom with bath, w.c. and sink.
- **Bedroom 4** – Double room off the landing.
- **Bedroom 5** – double period room off overlooking the front of the property.



GARDEN

Private garden including patio, orchard and walled grass garden.

OUTBUILDINGS

A range of outbuildings including a large range of two-storey brick traditional buildings, traditional hay barn, steel frame agricultural buildings, slurry lagoon and hardstanding yard space.

LAND

The property extends to 3.63 acres (1.47 ha) in total, with approximately 2.10 acres being yard and buildings and the remaining 1.54 acres being grass paddock.

LAND AVAILABLE TO RENT

There is no additional land available.

SERVICES

Mains water, mains electricity and oil fired central heating.

COUNCIL TAX

E

EPC

G

SITE DESIGNATIONS

There are no known site designations.

TITLE

The property is being sold freehold with vacant possession upon completion.

ACCESS

Via a right of way along the driveway off Nantwich Road.



CONDITIONS OF SALE

The Purchasers will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendor's legal and professional fees.

The Purchasers will be required to sever any water supplies to the Councils retained land and will be responsible for erecting and thereafter maintaining a stockproof fence on all boundaries shown by an inwards marked T (plans to be provided prior to marketing).

OVERAGE

The property will be sold subject to overage provisions to address the development of any additional dwellings. The standard clause being a payment of 50% of any uplift in value, and enforceable for a period of 80 years, payable on commencement of development or sale with the benefit of a triggering planning consent.





TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

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.

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.



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.

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.

ENQUIRIES AND VIEWINGS

Viewings are strictly by appointment only.

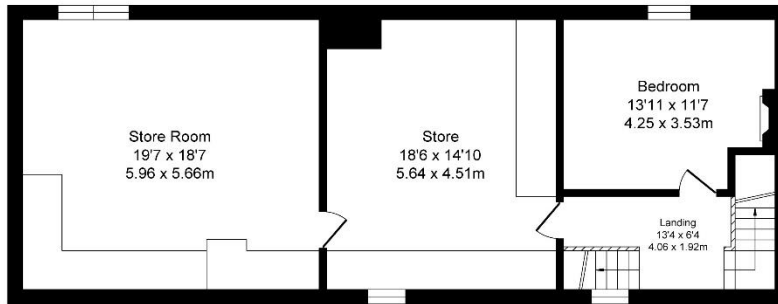
Please contact Alice Kearns on 01829 773000 or by emailing alicekearns@rostons.co.uk.



Minshull Vernon

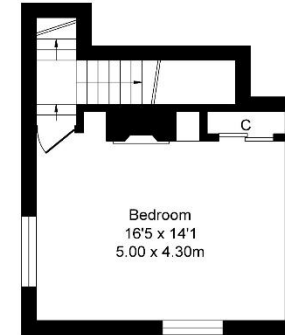
Total Approx. Floor Area 3856 Sq.ft. (358.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



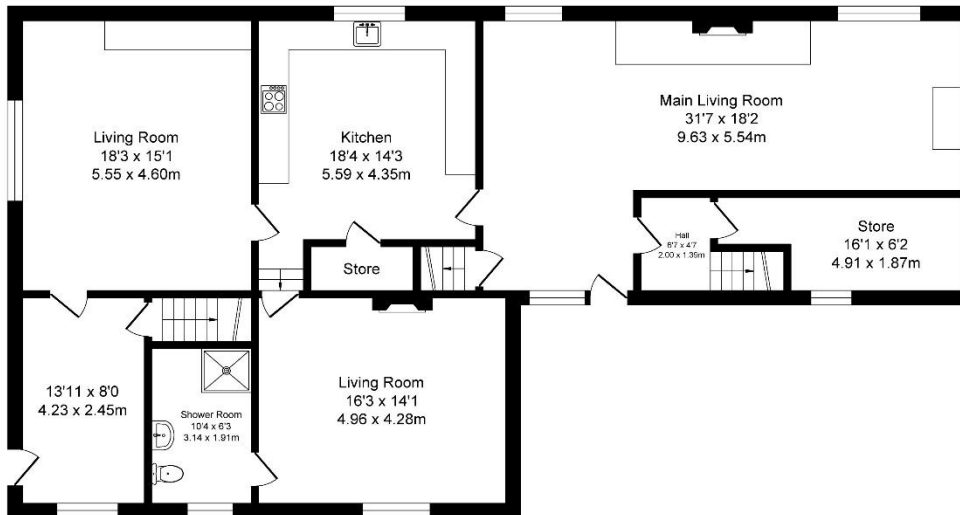
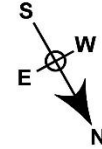
First Floor

Approx. Floor Area 903 Sq.Ft (83.9 Sq.M.)



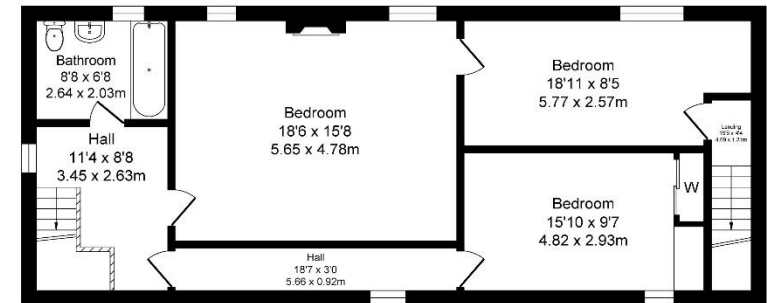
First Floor

Approx. Floor Area 284 Sq.Ft (26.4 Sq.M.)



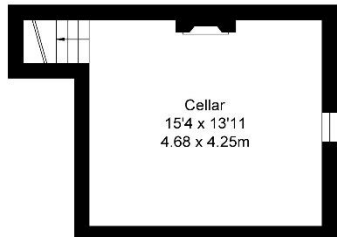
Ground Floor

Approx. Floor Area 1586 Sq.Ft (147.3 Sq.M.)



Second Floor

Approx. Floor Area 857 Sq.Ft (79.6 Sq.M.)



Cellar

Approx. Floor Area 226 Sq.Ft (21.0 Sq.M.)



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