



Barn Adjacent to Stooks Barn
Holmes Chapel Road, Crewe, Cheshire, CW4 8AS

Rostons  **VILLAGE & COUNTRY HOMES**
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Barn Adjacent to Stooks Barn Holmes Chapel Road, Crewe, Cheshire, CW4 8AS Offers in the region of £500,000

An exciting opportunity to acquire a unique development of a red brick to tile two storey barn with planning permission to be converted into two four-bedroom dwellings, subject to the conditions in the planning approval.

There is also an option to purchase a 1.18 acre paddock by separate negotiation, creating an option for an equestrian lifestyle.

LOCATION

The property is located just outside the village on Holmes Chapel. With the market town of Congleton approximately 5 miles away. Both locations providing a variety of school, shops and other amenities. The property benefits from excellent road connections onto the M6.

DIRECTIONS

From the M6, exit at junction 18 onto Middlewich Road towards Holmes Chapel, then turn right onto Chester Road. At the next lights continue straight over, then straight over the roundabout onto Holmes Chapel Road for about 1 mile, the property will be on your left.

What3words - [///wvsh.hence.pyramid](https://www.what3words.com/#!/wvsh/hence/pyramid)

LAND

A 1.18-acre paddock is available to purchase through separate negotiation, highlighted in blue on the plan. A separate entrance gives direct access to the paddock along a track, in which a right of access is granted.

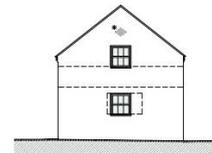
TITLE AND TENURE

The property is sold freehold with vacant possession upon completion.



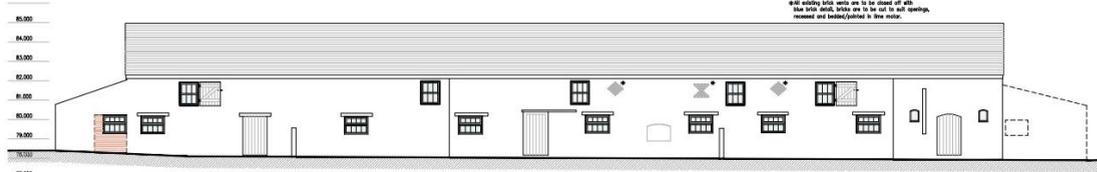


South East Elevation Scale 1:100

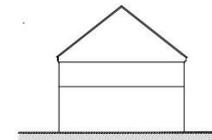


South West Elevation

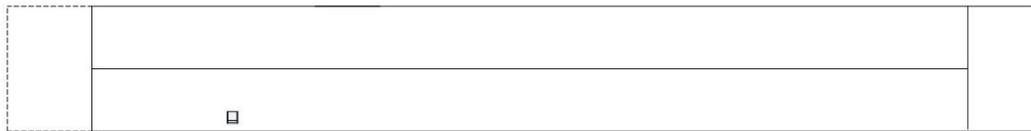
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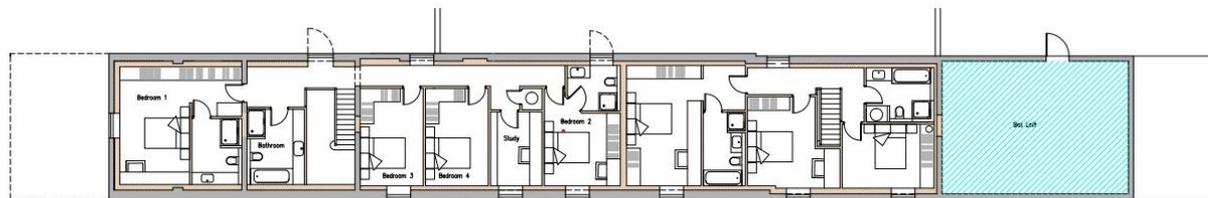
North West Elevation Scale 1:100



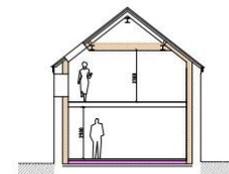
North East Elevation



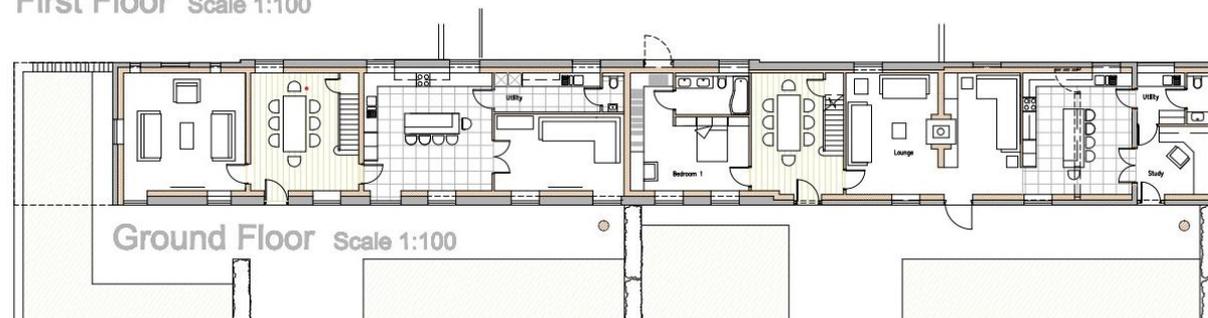
Roof Plan Scale 1:100



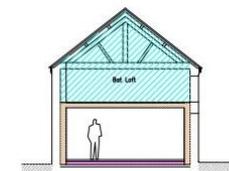
First Floor Scale 1:100



Section X-X



Ground Floor Scale 1:100



Section Y-Y

PLANNING

The property benefits from full planning permission for the change of use and alternation of former agricultural building to form two dwellinghouses and associated works. Approved with conditions granted under 25/2175/FUL on the 9th January 2026.

ACCESS

Accessed of Holmes Chapel Road.

OVERAGE

None.

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.

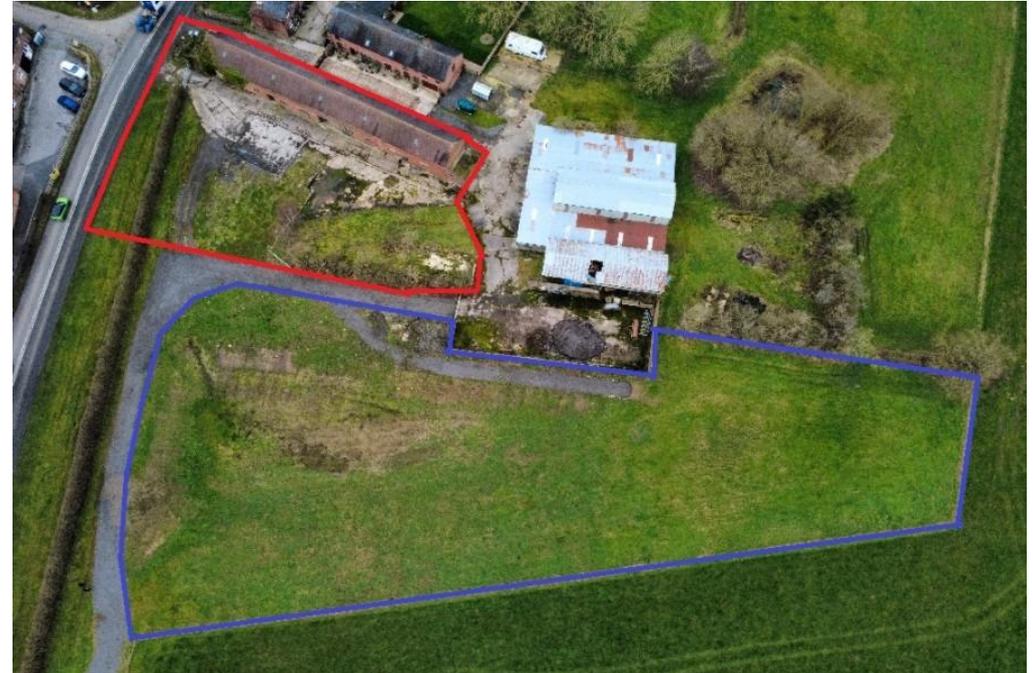
PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

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

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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Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU
Tel: 01829 773000 | Email: residential@rostons.co.uk
www.rostons.co.uk

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