



Brookhouse Farm

Macclesfield Forest



Brookhouse Farm
Macclesfield Forest
Macclesfield
SK11 0AR



3



2



1



F



205.57 ac

A truly rare and exciting opportunity to acquire a traditional farmstead situated within the stunning landscape of Macclesfield Forest, in the heart of the Peak District National Park. Brookhouse Farm comprises a spacious three-bedroom farmhouse requiring modernisation throughout, an extensive range of modern and traditional agricultural buildings, and permanent pasture, extending in total to approximately 205.57 acres (83.19 hectares).

Offering significant agricultural, amenity and potential diversification appeal, Brookhouse Farm occupies an enviable position within one of the regions most sought-after rural locations.

For Sale as a Whole or in up to 6 Lots.

Photographs Taken in June 2026.



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Brookhouse Farm

Location:

Brookhouse Farm is situated within the rural landscape of Macclesfield Forest, on the edge of the Peak District National Park, offering a peaceful and scenic setting surrounded by farmland, woodland, reservoirs and open moorland. The nearby town of Macclesfield (approximately 5 miles) provides a wide range of amenities including supermarkets, independent shops, restaurants, leisure facilities and both primary and secondary schooling.

The property is also well placed for access to nearby towns including Congleton (approx. 10 miles), Buxton (approx. 12 miles), and Stockport (approx. 16 miles), all of which offer extensive services, retail and transport links. Smaller nearby villages include Langley, Wildboarclough, Rainow and Gawsorth, each with a strong rural community feel.

The area is well connected via the A523 and A537 (Cat and Fiddle Road), linking to the A6 and wider regional road network, providing access towards Manchester, the Peak District and Cheshire Plain. The surrounding countryside is highly regarded for its natural beauty, with nearby attractions such as Tegg's Nose Country Park, the Macclesfield Forest reservoirs, and extensive walking and cycling routes throughout the National Park fringe.

Description:

Brookhouse Farm is a traditional upland livestock farm occupying an attractive and highly accessible rural position within the picturesque Macclesfield Forest area, enjoying far-reaching views across the surrounding landscape. The property comprises a three-bedroom detached farmhouse offering well-proportioned family accommodation arranged over two floors, and offering an excellent opportunity for refurbishment and modernisation to create an exceptional country residence.

Brookhouse Farm also benefits from an extensive range of both modern and traditional agricultural buildings, which offer considerable potential for a variety of alternative uses, including residential conversion or commercial development, subject to obtaining the necessary planning consents.

Extending to approximately 205.57 acres (83.19 hectares), the land comprises permanent pasture considered suitable for a mixture of both mowing and grazing for all types of livestock, together with areas of environmental and amenity interest, creating an attractive balance of agricultural productivity and natural landscape.

LOT 1— Farmhouse

Brookhouse Farmhouse comprises a detached three-bedroom residence of traditional stone construction, surmounted by a pitched roof clad with stone tiles. The property offers generous accommodation arranged over two storeys, retaining a wealth of inherent charm and character. Whilst requiring a comprehensive programme of modernisation and refurbishment, the dwelling presents a compelling opportunity for prospective purchasers to enhance and reconfigure the accommodation, creating an exceptional family home tailored to contemporary living requirements.

The property is accessed via the rear boot room, which opens into a spacious dining kitchen forming the true heart of the home. The accommodation continues with two principal reception rooms, comprising a well-appointed dining room and a separate sitting room, offering versatile living accommodation, rich in traditional farmhouse character. The ground floor further benefits from a substantial pantry/ utility area.

To the first floor, the accommodation comprises three well-appointed double bedrooms, each benefitting from well-balanced proportions and attractive countryside views. The accommodation is further served by a well-proportioned family bathroom, fitted with a bath, completing this level.

The property also benefits from a substantial cellar, which is currently accessed via a concealed opening within the stud wall located to the left of the staircase. Upon removal of the stud wall, a staircase provides direct access to the cellar, which extends beneath both the kitchen and dining room.

Externally, the property is approached via a private driveway, leading to a generous parking area with ample space for multiple vehicles to the rear of the farmhouse. Complementing the property is a traditional stone-built carport, providing sheltered parking alongside useful storage space. Further enhancing its appeal, the property benefits from an adjoining stone-built workshop and store.

The gardens are positioned predominantly to the front of the farmhouse and are primarily laid to lawn and enclosed by traditional dry-stone walling. Together, these elements create a private and peaceful outdoor setting, ideally suited to rural living and perfectly in keeping with the surrounding countryside.









Brookhouse Farm, Macclesfield Forest SK11 0AR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

LOT 1—Buildings

Brookhouse Farm offers a useful range of both modern and traditional outbuildings, offering significant scope for a variety of agricultural or diversified enterprises, subject to obtaining the necessary planning consents. The buildings briefly comprise the following:

- An eight- bay concrete-framed building, incorporating concrete block walls and corrugated roofing sheets.
- A five-bay concrete-framed building with lean-to, incorporating concrete block walls and corrugated roofing sheets.
- A ten-bay steel-portal framed building, incorporating concrete block walls and corrugated steel cladding.
- A substantial barn of traditional stone construction, set beneath a pitched roof, finished with stone tiles atop.
- A two-storey traditional stone barn, set beneath a pitched roof finished with slate tiles atop.

The yard provides ample space for the storage of machinery, equipment, and fodder, offering practical and flexible working areas to support a range of agricultural or diversified enterprises.





LOT 1—Land

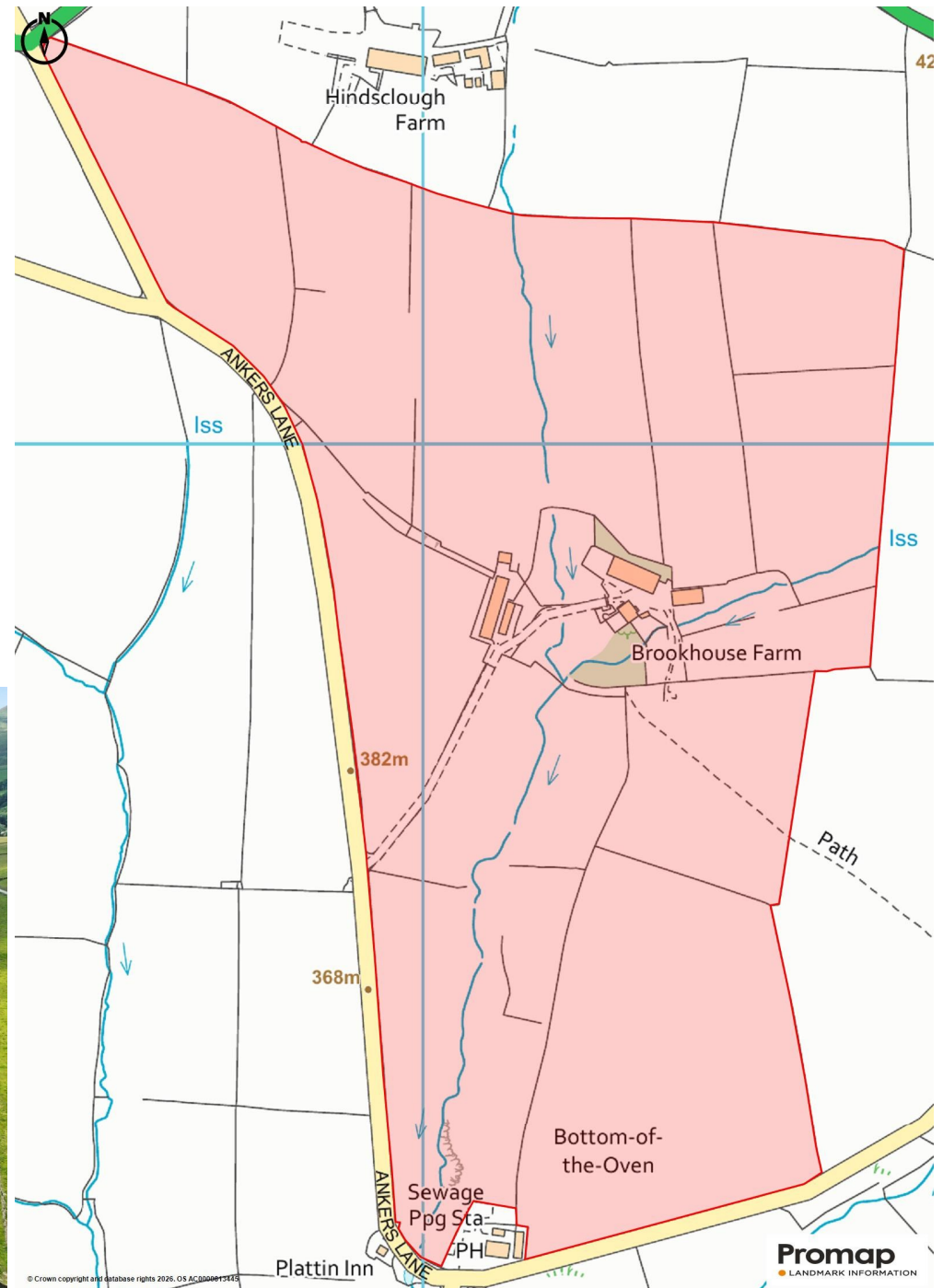
The land is situated in a ringfenced formation, and extends in total to approximately 73.17 acres (29.61 hectares) of permanent grassland.

The land is classified as Grade 4 under the MAFF Agricultural Land Classification scheme and is considered suitable for a mixture of both mowing and grazing for all types of live-stock. All the land is enclosed by way of traditional dry-stone walls.

Benefiting from direct access from both the farmstead and the public highway, the land is readily accessible with modern agricultural machinery. In addition, a natural water supply is situated centrally through the holding, further supporting its agricultural appeal and practical day-to-day management.

A public footpath is situated centrally through the holding.

Lot 1 Guide Price: £900,000





LOT's 2—6

Lot's 1—6 comprise permanent pasture, considered well-suited to a mixture of both mowing and grazing for all types of livestock and enclosed by way of traditional dry-stone walls. All lots benefits from direct roadside access and are readily accessible with modern farm machinery. All the land is classified as Grade 4 under the MAFF Agricultural Land Classification Scheme and is served by a natural water supply, further supporting its practical agricultural use.

LOT 2

The land is situated in a ringfenced formation, and extends in total to approximately 32.85 acres (13.29 hectares) of permanent grassland, located to the west of the Brookhouse Farm. The land is shown shaded ORANGE on the plan.

Guide Price: £175,000

LOT 3

The land is situated in a ringfenced formation, and extends in total to approximately 19.62 acres (7.94 hectares) of permanent grassland, located to the west of the Brookhouse Farm. The land is shown shaded BLUE on the plan.

Guide Price: £100,000

LOT 4

The land is situated in a ringfenced formation, and extends in total to approximately 54.45 acres (.22.04 hectares) of permanent grassland, located to the south-east of the Brookhouse Farm. The land is shown shaded GREEN on the plan.

Guide Price: £220,000

LOT 5

The land is situated in a ringfenced formation, and extends in total to approximately 8.75 acres (3.54hectares) of permanent grassland, located to the south-east of the Brookhouse Farm. The land is shown shaded YELLOW on the plan.

Guide Price: £50,000

LOT 6

The land is situated in a ringfenced formation, and extends in total to approximately 16.73 acres (6.77 hectares) of permanent grassland, located to the east of the Brookhouse Farm. The land is shown shaded PURPLE on the plan.

Guide Price: £70,000



General Information

Services:

Main Electricity. Private Water and Drainage. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority: Peak District National Park. Tel: 01629 816200.

Directions:

From the centre of Macclesfield, take the A537 Buxton Road (Cat & Fiddle road) south-east towards Buxton. Continue on the A537 for approximately 3.2 miles, before turning tight onto Anker Lane in the Macclesfield Forest area. Follow Anker lane for .approximately 1.3 miles, where Brookhouse Farm will be found the left-hand side, clearly identified by a Bagshaws For Sale board.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaws. Please contact the Bakewell Office on 01629 812777 or by email at bakewell@bagshaws.com.

Council Tax Band – F

EPC – F

Method of Sale: The property is for sale by private treaty.

Solicitors: Talbots Law, 1st Floor, 153 Avon Road, Cannock WS11 1LF

Tel: 0800 118 1500

Contact: Dan Pegg

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

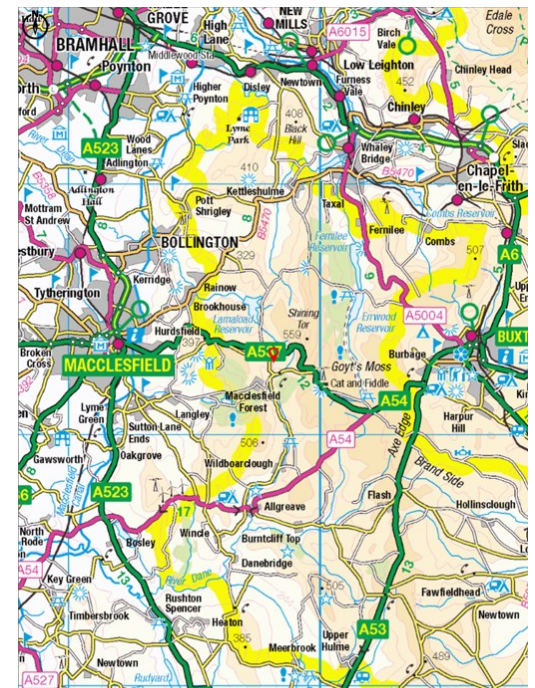
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

Parking is currently on the Driveway.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH
T : 01629 812777
E : bakewell@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811



RICS



CAAV

rightmove

onTheMarket.com

