



## Stapeley Farm, 192 London Road, Stapeley, Nantwich, CW5

Guide Price £850,000 – £900,000



in association with



# Stapeley Farm, 192 London Road

Stapeley, Nantwich

A SIGNIFICANT DEVELOPMENT OPPORTUNITY COMPRISING A SUBSTANTIAL DETACHED SINGLE STOREY DWELLING (1,600 SQUARE FEET), DETACHED WORKSHOP/GARAGE (3,150 SQUARE FEET) WITH PLANNING PERMISSION, AND TWO DUTCH BARN (2,000 SQUARE FEET), GARDENS AND LAND EXTENDING IN ALL TO ABOUT 4.2 ACRES, ENJOYING FANTASTIC SOUTH WESTERLY VIEWS OVER COUNTRYSIDE AND HOLDING A PRIME RESIDENTIAL POSITION ONE MILE FROM NANTWICH TOWN CENTRE

Stapeley Farm is constructed of brick under a tiled roof and approached over a block paved drive to a car parking and turning area. A tarmacadam drive continues to a concrete yard, the two Dutch Barns and a paddock of pasture. It comes to the market for the first time in 35 years.

Stapeley Farm offers a diverse range of alternative uses such as a private residential property, development or equestrian. The property extends to about 4.2 acres in total, see enclosed plan, for identification purposes only.

Bower Edleston, Architects of Nantwich, submitted plans for conversion of the workshop (unit 1) into a four bedroom residential unit. Planning permissions has been informally approved, subject to conditions. Bower Edleston also submitted plans for conversion of the two Dutch Barns (under a separate class Q application) into one residential unit. This application was refused on substantial construction grounds but in our opinion these buildings coupled with the land provide a hugely significant development opportunity. See enclosed Bower Edleston's site plan.



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Stapeley, Nantwich

The rarity of the buying opportunity cannot be overstated and we anticipate there will be considerable interest in this interesting property.

Council Tax band: G

Tenure: Freehold

Stapeley Farm occupies a sought after position at Stapeley, about 1 mile from the centre of Nantwich. Nantwich is a charming market town in Cheshire, set beside the River Weaver with a Medieval Street pattern. The town, renowned for its history in the Salt and Tanning industry, today contains an excellent range of urban facilities which combine with a number of interesting buildings to provide a most pleasing living and working environment. Nantwich is a popular and prosperous town hosting a range of bars, restaurants and cafes with renowned delicatessens and butchers, all sitting comfortably alongside national retail outlets. The A51 and Nantwich bypass provides swift access to the M6 North and South, whilst Chester and Stoke on Trent can be reached in just 30 minutes each by car. Manchester airport is about a 45 minute drive. DIRECTIONS - CW5 7JW Proceed out of Nantwich along the A51 South on the Woore Road and the property will be seen on the right hand side.



## SUMMARY

DWELLING: Reception Hall/Bedroom, Inner Hallway, Living Room, Garden Room, Utility Room, Kitchen/Dining Room, Two Further Bedrooms, Bathroom, Integral Garage, Storage Heaters, uPVC Double Glazed Windows, Car Parking Space, Gardens WORKSHOP/GARAGE comprising Entrance, Office, Inner Hallway, Cloakroom, Garage, Workshop, Two Dutch Barns, Concrete Yard, Formal Gardens, Land. N.B: Plan attached for identification purposes only.

## OUTSIDE

Block paved car parking and turning area. Brick and corrugated asbestos roofed detached workshop/garage (see floorplans), two corrugated and block constructed Dutch Barns measuring 23'3" x 22'3" and 42'10" x 31'0".

## GARDENS

The formal gardens extend to the front, side and rear. They are extensively lawned with specimen trees and fir trees.

## LAND

There is a small paddock and garden behind the Dutch Barns. A field gate provides access to an excellent paddock of permanent pasture.

## SERVICES

Mains water, electricity and drainage.

## TENURE

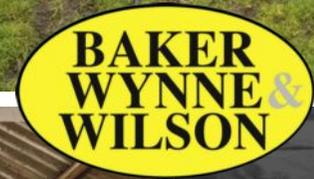
Freehold.

## COUNCIL TAX

Band G.

## VIEWINGS

Viewing by Appointment with Baker, Wynne & Wilson.





**BAKER  
WYNNE &  
WILSON**





**BAKER  
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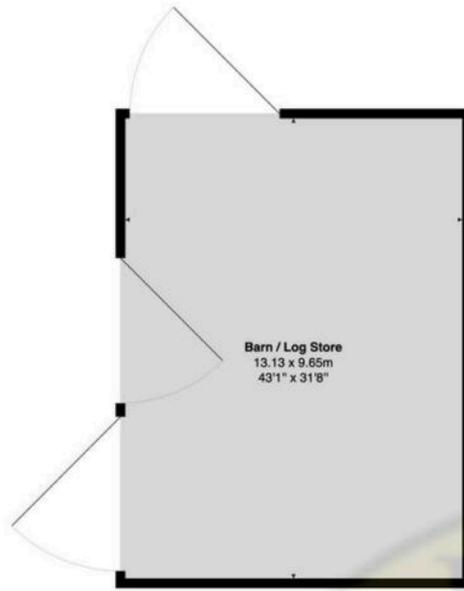




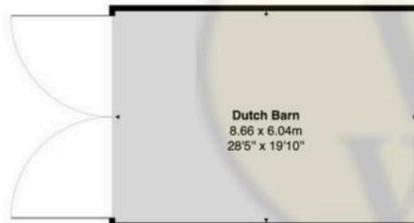
**BAKER  
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**Barn / Log Store**  
 Floor Area: 126.8 m<sup>2</sup> ... 1365 ft<sup>2</sup>



**Dutch Barn**  
 Floor Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>



**Outbuilding**  
 Floor Area: 210.7 m<sup>2</sup> ... 2268 ft<sup>2</sup>

**STAPELEY FARM, 192 LONDON ROAD, STAPELEY, NANTWICH, CHESHIRE, CW5 7JW**

All Building Parts Approximate Gross Internal Area: 520.8 m<sup>2</sup> ... 5606 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.  
 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 Sancese from Green House EPC 2026. Copyright.



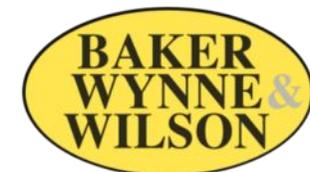
**Main House**  
 Floor Area: 129.9 m<sup>2</sup> ... 1398ft<sup>2</sup>



## Baker Wynne & Wilson

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