

Ridley Farm

Wrexham Road, Ridley, Cheshire, CW6 9SB

Rostons

LAND & PROPERTY SPECIALISTS

Ridley Farm

Wrexham Road, Ridley, CW6 9SB

Guide Price - £575,000

Approached via a sweeping driveway Ridley Farm is a large semi-detached farmhouse with range of traditional outbuildings set approximately ½ mile off the road via a shared driveway. A period property with character and charm, surrounded by picturesque views of the surrounding countryside. The property requires renovation throughout but there is an abundance of potential both inside and out.

LOCATION

Ridley is a rural hamlet within the authority of Cheshire East Council. Situated just a short drive south of the rural village of Bunbury or the larger historic village of Tarporley. The nearest town is Nantwich, followed by Chester making the property ideally situated for families or commuters who still want to enjoy rural life. Ridley is characterised by expansive open farmland which is demonstrated impeccably when approaching Ridley Farm.

APPROXIMATE DISTANCES

Bunbury – 3.6 miles

Malpas – 7.0 miles

Nantwich – 9.1 miles

Chester – 14.9 miles

DIRECTIONS

Coming from the Ridley A49/A534 junction, follow Wrexham Road (A534) towards Broxton. Continue for approximately ¾ mile where the driveway will be located on your left. Follow the driveway for approximately ½ mile before turning right at the fork into the property grounds.

What3words ///novel.empty.tinny













ACCOMMODATION
A substantial period five-bedroom semi-detached farmhouse with two reception rooms, kitchen, utility and family bathroom.

KITCHEN/UTILITY
Entering into the utility/boot room, a large space to create a useful storage area for muddy boots, coats and pets. Leading to the kitchen with tile floor throughout and stairs to one wing of the property.

LOUNGE
Off the kitchen with original solid outside door, open fireplace and tile floor throughout. High ceilings provide the opportunity to create an impressive family room.

HALLWAY
Hallway leading to front door, formal lounge and stairs to first floor. A patterned tile floor gives a nod to the property's heritage.

FORMAL LOUNGE
Second lounge with large windows to two sides.







UPSTAIRS VIA MAIN STAIRCASE

BEDROOM 1
Master bedroom with built in wardrobes and wood flooring.

FAMILY BATHROOM
Off the hallway with shower over bath, sink and w.c.

BEDROOM 2
A small double with fireplace and wood flooring.

BEDROOM 3
Single room with fireplace, wood floor and access to the loft.

VIA THE STAIRS OFF THE KITCHEN

BEDROOM 4
Double room with built in storage and large window to front of the property.

BEDROOM 5
Double room with window overlooking the front of the property.

GARDEN
The garden wraps around the house with grass and mature trees. There is also a grass paddock formerly a chicken run across the driveway.

COUNCIL TAX
F

EPC
G

SERVICES

Mains water, mains electricity and private drainage.

Please note that whilst no investigations have been carried out in relation to the septic tank, we would recommend buyers seek advice or surveys in advance of making an offer. It is expected that the current facilities would not be compliant with modern standards.

OUTBUILDINGS & YARD

An impressive selection of brick traditional buildings, mostly two storey with potential for other uses subject to planning permission.

The first building is a two-storey brick building with a total floorspace of approximately 357 sq m.

The second building is a large traditional brick outbuilding across two floors with an approximate total floorspace of 846 sq m.

There is a sizeable area of concrete hardstanding that could be utilised for storage or parking.

Please note there is no additional land available.













CONDITIONS OF SALE

1) The attached plan with inward T marks indicates the buyers fencing and maintenance liabilities and the rights of access reserved for the council (all purposes and its tenants and assignees) is from A to B.

2) The purchaser is required to pay an additional 1.5% of the purchase price as a contribution to the vendors costs. Please note this is required from the start of the legal process and is payable whether or not the matter proceeds to completion.

3) There is an overage provision requiring the purchaser to pay 50% of any uplift in value associated with the grant of planning consent or use of the property for residential dwellings. Please note this excludes the subdivision of the existing farmhouse. This will be in place for a period of 80 years.

4) A requirement on the purchaser to sever water supplies, if any, to the Councils retained land from the farmstead.

5) The driveway is subject to third party rights of the neighbouring property and the vendor will be reserving rights to create new field gateways to their retained land.

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.

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.

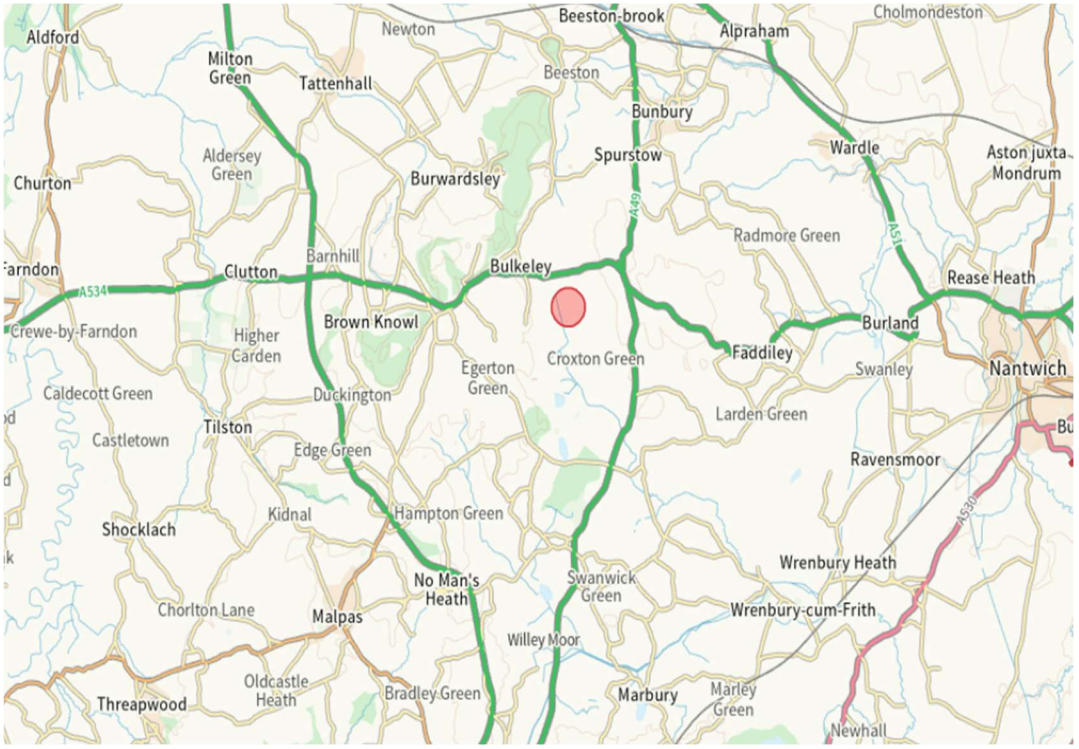
DISCLAIMER

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 whatsoever 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.

VIEWINGS

Please contact Rostons on 01829 773000.
All viewings must be made in advance.





Ridley Farm House

Total Approx. Floor Area 3102 Sq.ft. (288.2 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.



Ground Floor
Approx. Floor
Area 1475 Sq.Ft
(137.0 Sq.M.)

First Floor
Approx. Floor
Area 1341 Sq.Ft
(124.6 Sq.M.)

Second Floor
Approx. Floor
Area 286 Sq.Ft
(26.6 Sq.M.)

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