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Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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RICS®



BEECH MEADOW FARM, DINGLE LANE, BRIDGEMERE, NANTWICH, CW5 7PZ

FOR SALE BY ONLINE AUCTION IN THREE LOTS

THURSDAY 17TH DECEMBER 2026



FOR SALE BY ONLINE AUCTION ON THURSDAY 17TH DECEMBER

(UNLESS SOLD PRIOR)

REGISTER TO BID 7 DAYS PRIOR

LOT 1

Beech Meadow Farmhouse, Agricultural Buildings and 3.94 Acres or thereabouts of Grassland

Guide Price £450,000 - £500,000

LOT 2

20.14 Acres or Thereabouts of Grassland to the South of Beech Meadow Farm

Guide Price £200,000 - £250,000

LOT 3

2.37 Acres or Thereabouts of Grassland to the East of Beech Meadow Farm

Guide Price £30,000 - £50,000

SITUATION

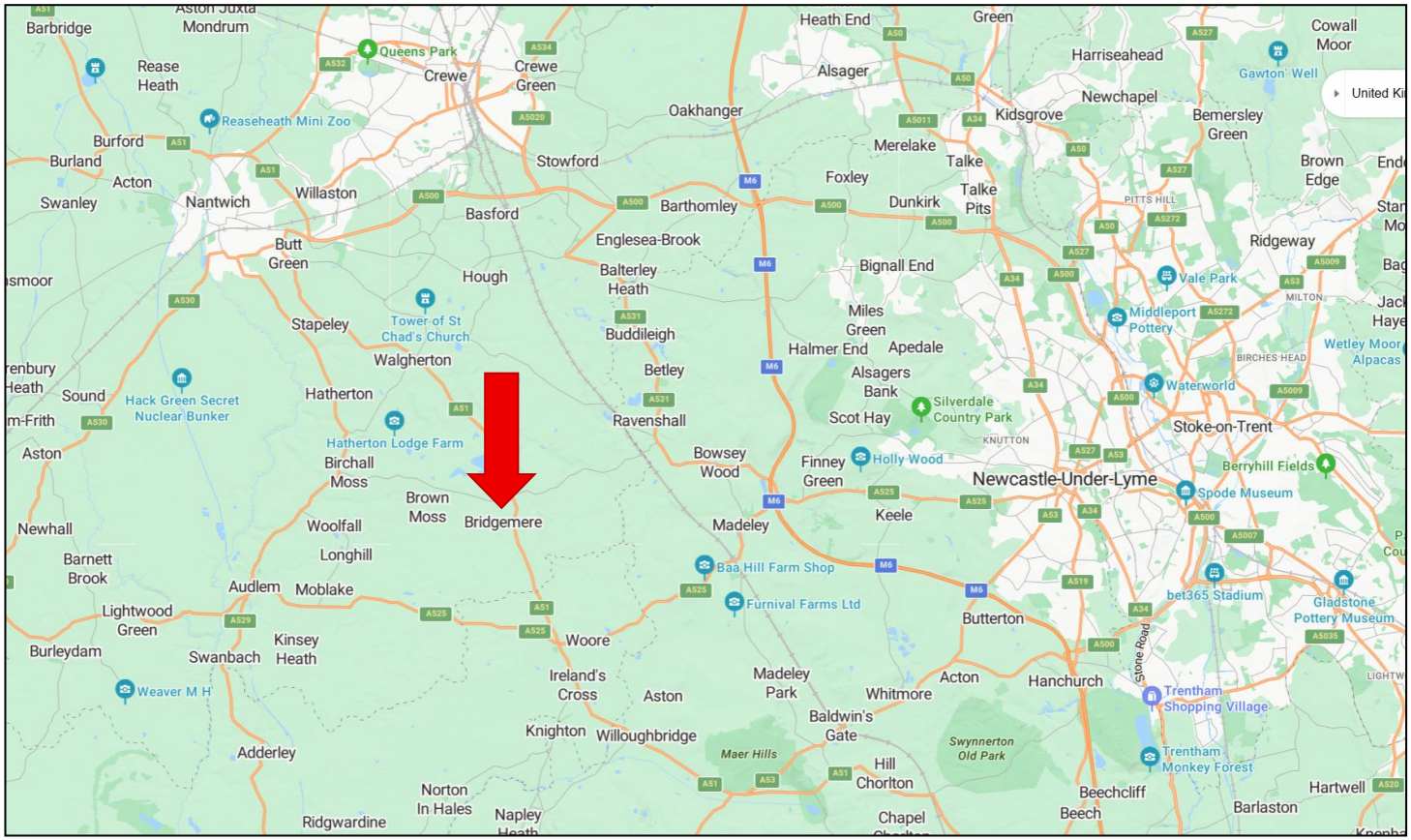
Unexpectedly back on the market through no fault of its own, Beech Meadow Farm is located in the sought-after rural area of Bridgemere, South Cheshire. The property is for sale as a whole or in three lots with lot one comprising of the farmhouse and buildings accompanied by 3.94 acres or thereabouts with lot two 20.14 acres of grassland and lot three 2.37 acres of grassland. The farmhouse itself benefits from planning permission granted under 25/0893/FUL for demolition of the existing farmhouse and construction of a new self-build dwelling. The outbuildings also have development potential subject to necessary planning consents. Beech Meadow Farm presents a rare opportunity to create your own dwelling and put your own unique stamp on the property; these opportunities are rare and will be of interest to someone with equestrian or small holding interests.

DIRECTIONS

From Nantwich Town centre head south on the A51 for 6 Miles and the property is located on your right as indicated by the Agents board on Dingle Lane.

From Stoke-on-Trent Head West on the A53 at the Swan with Two Necks Public House, turn right onto the A51 and continue through Irelands Cross and Woore, go past Bridgemere Garden Centre, after ½ mile the property is located on the left-hand side on Dingle Lane as indicated by the Agents board.

What3words ///seriously.sleeper.pelted



LOT 1 BEECH MEADOW FARM

Beech Meadow Farm comprises of the Three-bedroom farmhouse, brick and tile outbuildings, portal frame agricultural buildings and pole barns set in 3.94 acres or thereabouts of grassland to the rear of the house, yard and buildings.

The farmhouse benefits from planning permission granted under application number 25/0893/FUL to demolish the existing farmhouse and re-build a self-build dwelling. The brick and tile outbuilding also has development potential subject to necessary planning consents.



The three-bedroom farmhouse needs modernisation and briefly comprises:

GROUND FLOOR

Entrance Porch 1.83m x 0.81m

Dining Hall 5.05m x 4.50m

Sitting Room 5.11m x 3.02m

Kitchen 2.39m x 2.36m

Living Room 5.10m x 3.23m

Utility Room 5.33m x 2.44m

Store 7.34m x 2.64m



FIRST FLOOR

Landing 2.51m x 1.32m

Bathroom 2.95m x 1.37m

W/C 1.35m x 0.99m

Bedroom One 3.89m x 3.73m

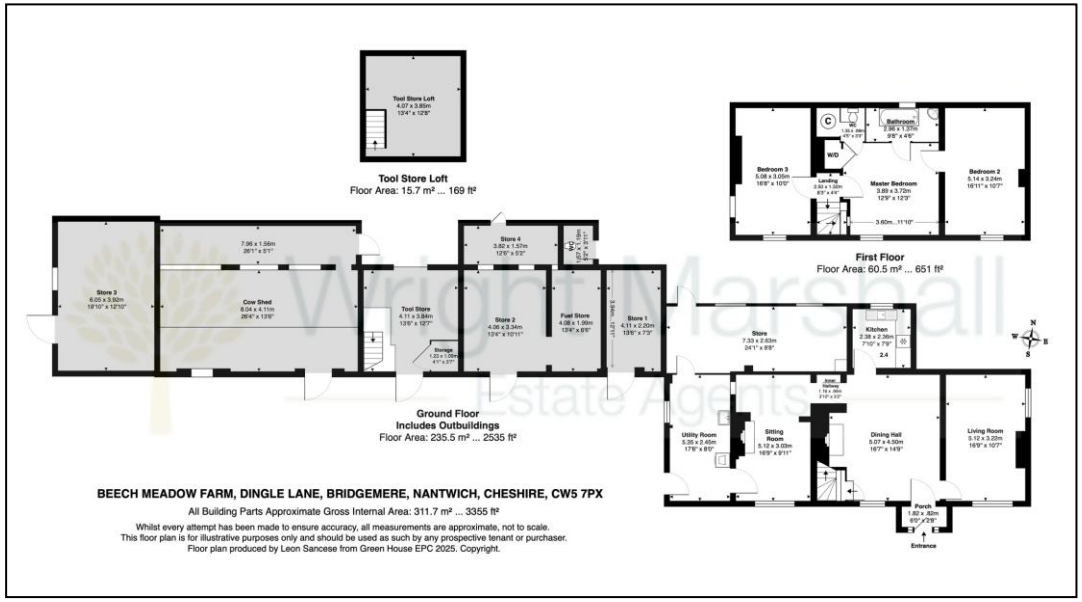
Bedroom Two 5.16m x 3.23m

Bedroom Three 5.08m x 10'0



FLOOR PLAN & EPC RATING –

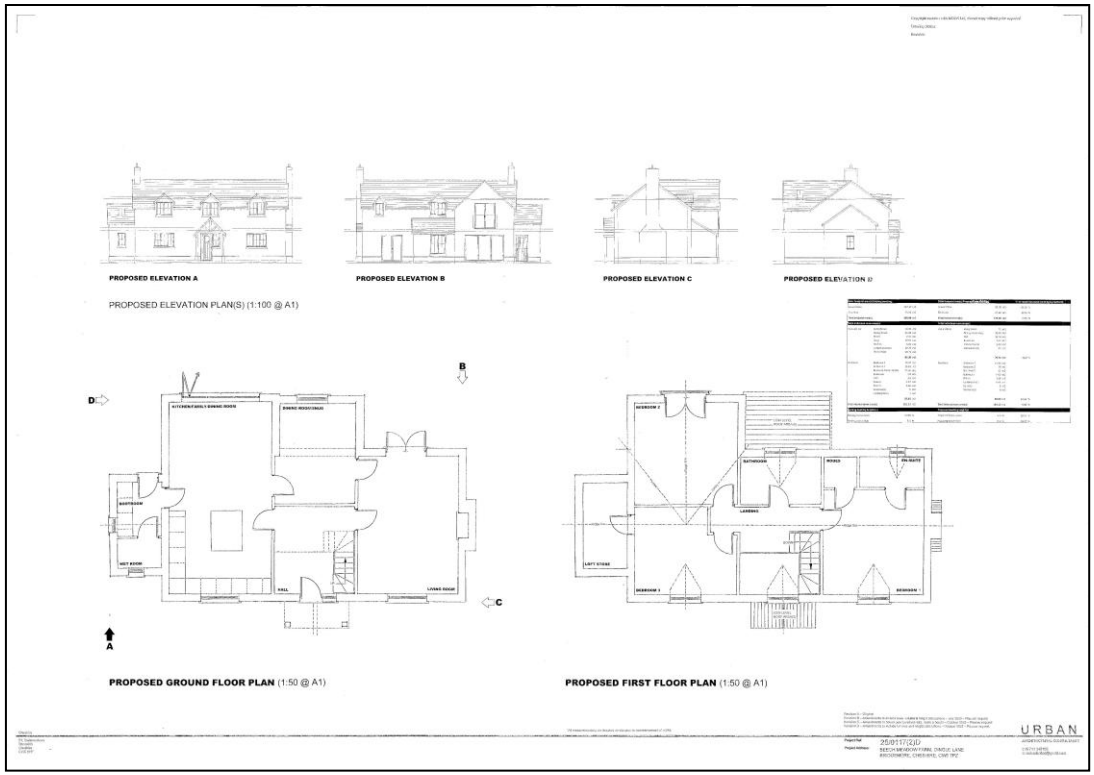
EPC Rating F





PLANNING PERMISSION

Planning permission has been granted on 13th November 2025 under application number 25/0893/FUL to build a replacement self-build dwelling. The replacement dwelling is a three bed self-build dwelling, interested parties should make their own enquiries of the local authority.



Cheshire East Council

Working for a brighter future together

Mr Wayne Johnson
MDMS Limited
51 Salt Meadows
Nantwich
Cheshire East
CW5 5HF

Development Management
Delamere House
Delamere Street, Crewe
CW1 2LL
Telephone: 0300 123 5014
Email: planning@cheshireeast.gov.uk

DECISION NOTICE

Application No: **25/0893/FUL**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development
Replacement dwelling house

Location
Beech Meadows Dingle Lane, Bridgemere, Nantwich, Cheshire East, CW5 7PZ

for **Butler**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990

2. The development hereby approved shall be carried out in total accordance with the approved plans numbered 25/0117 (2) D and 25/0117 (4) B received by the Local Planning Authority on 10th October 2025; and Site Location Plan received by the Local Planning Authority on 13th March 2025, except where varied by other conditions of this permission. Reason: For the avoidance of doubt and to specify the plans to which the

AGRICULTURAL BUILDINGS



Detached Brick and Tile Former Cubicle Shed & Parlour - 24.1m x 6.22m max

The building benefits from concrete floors and part has a first-floor loft area.

It is believed this could have some development potential for alternative uses subject to necessary planning consent.

Portal Frame Hay and Machinery Store - 19.06m x 3.77m

Open fronted with metal tin sheeted roof

Lean-to to the Rear – 20.70m x 3.76m

Tin roof and partial tin sheeted walls

Former Wooden Framed Garage and Workshop - 9.63m x 4.43m



Wooden Framed Machinery Store 1 - 14.4m x 5.02m

Wooden Framed Machinery Store 2 – 12.6m x 5.09m

Wooden Framed Machinery Store 3 – 5.71m x 4.77

SERVICES

We believe that the property has mains electricity and water with drainage being by private means.

LAND

The land extends to 3.94 acres or thereabouts in a single block of permanent grassland which has gated access onto Dingle Lane and access to the yard and buildings. The land is considered to be in good heart and capable of grazing or mowing purposes. The land has mains water connection.





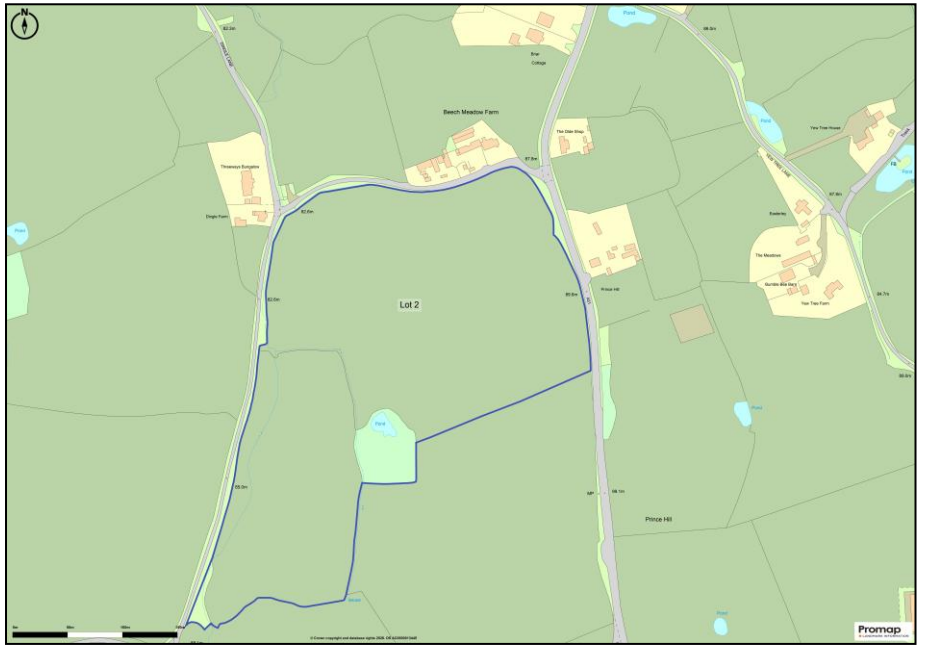


LOT 2 – 20.14 ACRES OR THEREABOUTS OF GRASSLAND TO THE SOUTH OF BEECH MEADOW FARM

The land is a sound block of grazing land capable of growing good crops of grass, the land is undulating in nature with pockets of flat ground suitable for mowing and grazing purposes, the parcel of land benefits from a pond area and three access points to the land. The land is stock fenced with hedges and post and wire fencing and has a water supply. The parcel of land will be suitable for those with agricultural interests.







LOT 3 – 2.37 ACRES OR THEREABOUTS OF GRASSLAND

The land extends to 2.37 acres or thereabouts of grassland and has access straight onto the A51. The land has potential for alternative uses subject to necessary planning consents







LOCAL AUTHORITY

The local authorities are Cheshire East Council, to whom all enquiries of planning or other relevant matters should be addressed.

COUNCIL TAX BAND

Beech Meadow Farmhouse falls under the council tax band E.

VIEWINGS

Strictly by appointment only by prior arrangement through Graham Watkins & Co. Contact out office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MEASUREMENT

All measurements given are approximate and are 'maximum' measurements.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VENDORS SOLICITORS DETAILS

Lynne Thornton Solicitors
50 Crewe Road
Shavington
Crewe
Cheshire
CW2 5JB
Telephone: 01270 567987
Email: legal@lynnethornton.co.uk

GRAHAM WATKINS ONLINE AUCTION

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property.
It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

REGISTRATION

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

TERMS AND CONDITIONS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.
Once accepted, you will receive a copy of the document(s) via email for your own records.

SOLICITOR

PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR

You will be asked to provide details of your chosen solicitor, so that in the event of you wining the lot we can initiate the necessary legal proceedings between yours and the vendor’s solicitors.

AML CHECK

COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bed. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

BIDDER SECURITY

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds' on your account for the bidder security amount (often known as a payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.
On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

DUE DILIGENCE

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

BIDDER SECURITY

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the Place Bid' button, you will be asked to confirm your bid at which point it will be placed.
Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

FALL OF THE GAVEL

FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

BUYER(S) FEE

The successful buyer of each lot shall be required to pay a buyer’s fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

GUIDE PRICE

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction, and which would ordinarily be within 10% (+/) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

CONDITIONS OF SALE

The conditions of the sale will be available online through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.
Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk

Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

Tel: 01538 373308
enquiries@grahamwatkins.co.uk

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty