



“Field Farm”, Woore Road, Buerton, Near Audlem CW3 0DG





An exceptional and rare opportunity to acquire a former dairy farm small holding in outstanding countryside affording significant appeal and potential for further agricultural use, equine, commercial use. Standing in approximately 43 acres of prime Cheshire land upon the Shropshire border in an elevated position and offering superb views over the Cheshire plain with a delightful private approach, two storey farmhouse with significant further or re-development potential, outstanding range of buildings, shippens, two Cheshire brick barns, large concrete apron, large clear span two storey farm building, Dutch barn, stables, yard store and former turkey unit.

- FOR SALE BY PUBLIC AUCTION IN CONJUNCTION WITH THE AUCTION HOUSE - MONDAY 15TH AND TUESDAY 16TH JUNE 2026
- GUIDE PRICE £1,000,000 - £1,250,000 PLUS FEES
- Standing in approximately 43 acres of prime south Cheshire land
- A former dairy farm with a range of agricultural buildings, large concrete apron, two Cheshire brick barns
- Stables, rearing sheds, turkey unit, implements store, Dutch barn, large clear span farm building
- Approached over a long private drive with outstanding surroundings in an elevated position enjoying fine views
- Offering significant potential for re-development, overall development, equine or commercial use
- Providing a very rare opportunity to create a landmark dwelling within the centre of a 43 acre plot (subject to planning consent)
- Situated between the village of Audlem and Woore nearby to the M6 motorway and Crewe mainline station
- NO CHAIN



Agents Remarks

Fields Farm had been a working dairy farm for many years and stands in an outstanding location. The property buildings and land are approached via a splayed gateway allowing access over a long tarmac approach. The area is renowned for its natural beauty and as the property sits on an elevated site, the views are outstanding and extend to the Peckforton and Welsh Hills. The property has been brought to the market by Cheshire Lamont, Nantwich in conjunction with The Auction House and will be sold by public online auction with a date to be announced in the near future. We are advised that the 43 acres is without public access and any easements or wayleaves. The estate is being sold without any overage or claw-back on future re-development and the opportunity exists to create wonderful scope to re-purpose or re-build to a range of individual specifications. Audlem is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life including a superb selection of independent shops including an antiques shop, local butchers and delicatessen. There are three public houses, Thai and Tapas restaurants, mini supermarket, St James church and a medical practice. The towns Market Drayton, Whitchurch and Newcastle under Lyme are also within easy reach and a further range of facilities are located just a short drive in the popular historic market town of Nantwich.

FARMHOUSE

From the courtyard gates within low walling allows access to both the front and rear of the farmhouse. The farmhouse stands within walled gardens extending to all sides and benefits from lovely views in the periphery.

Porch 4' 1" x 6' 5" (1.24m x 1.95m)

Pantry 15' 1" x 6' 0" (4.60m x 1.84m)

Sitting Room 12' 7" x 15' 1" (3.83m x 4.59m)

Dining Room 16' 4" x 15' 1" (4.97m x 4.59m)

Kitchen 13' 4" x 10' 6" (4.06m x 3.19m)

Utility Room 9' 9" x 6' 2" (2.98m x 1.87m)



WC

Bedroom One 15' 1" x 12' 9" (4.60m x 3.89m)

Bedroom Two 12' 6" x 13' 2" max (3.81m x 4.02m max)

Bedroom Three 15' 1" x 9' 7" (4.60m x 2.92m)

Bathroom 6' 2" x 12' 8" (1.87m x 3.87m)

AGRICULTURAL BUILDINGS

Open Sided Dutch Barn

As you approach Fields Farm along the long private approach, proceed over the cattle grid and to the left hand side is an apron with a four bay open sided Dutch barn and a four bay field shelter. From the Apron a field gate allows access over fields to the east.

The tarmac approach continues to a central courtyard

Detached Cheshire Brick Barn One

Of Cheshire brick construction with tiled roof providing an internal adjoining garage store and a stable block with a stable door to a former milking parlour. A further three bay milking parlour stands at the end.

Further Detached Covered Winter Store

Of breeze construction beneath a clear span steel and corrugated roof.

Large Clear Span Two Storey Farm Building

Provides excellent storage with an adjoining lean-to parlour, farmyard store buildings and former herd unit.

Detached Cheshire Brick Barn Two

Of Cheshire brick construction beneath a corrugated roof with haylofts, dry stores and dairy units.

Adjoining Yard Store

With haylofts and loose boxes with stable doors.

From the Courtyard an external staircase and a door leads to:



Hayloft and Storage Room

With King truss and superb views of the Welsh Hills from the staircase.

Timber Turkey Rearing Shed

Tenure

Freehold.

Services

Mains water and electricity, oil fired central heating, septic tank drainage (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via The Auction House or Cheshire Lamont.

Directions

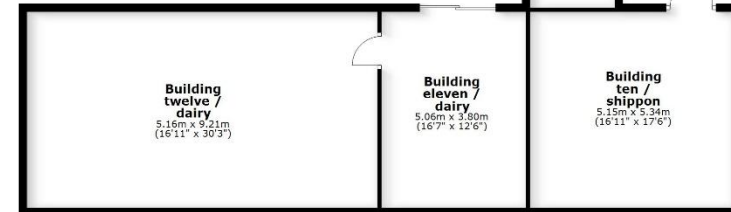
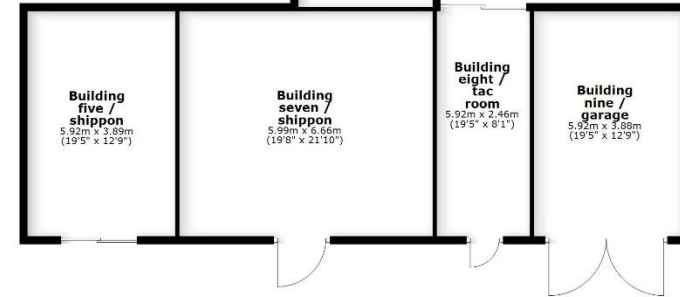
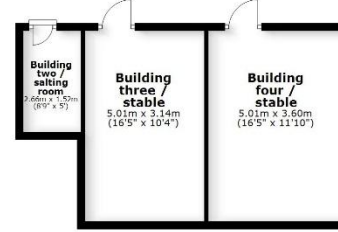
Proceed out of Nantwich along Wellington Road and continue through the traffic lights at Stapeley onto Audlem Road. Continue for approx. 6.5 miles into the centre of Audlem Village and turn left towards Woore. After passing Windmill Lane on the left hand side continue for a further half a mile and Fields Farm is located on the left hand side as denoted by our for sale board.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



Outbuildings



bestyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Fields Farm Buildings

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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