



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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COCK KNOLL FARM, MUDHURST LANE, DISLEY, CHESHIRE, SK12 2AN

For Sale by Private Treaty – Guide Price £1,150,000



COCK KNOLL FARM

FOR SALE BY PRIVATE TREATY

Cock Knoll Farm resides in the popular area of Disley. The property comprises a three-bedroom detached farmhouse, traditional stone and tile shippen and range of useful modern agricultural buildings set in 18.32 acres or thereabouts of grassland. The property will be of interest to those with smallholding, agricultural or equestrian interests.

The elevated position of the property provides breathtaking views of the countryside over Manchester city centre and looking back over the Peak District National Park, viewing is highly recommended to appreciate the character and views the property offers.

Offers in the Region of £1,150,000

For more information or to book a viewing contact our office:

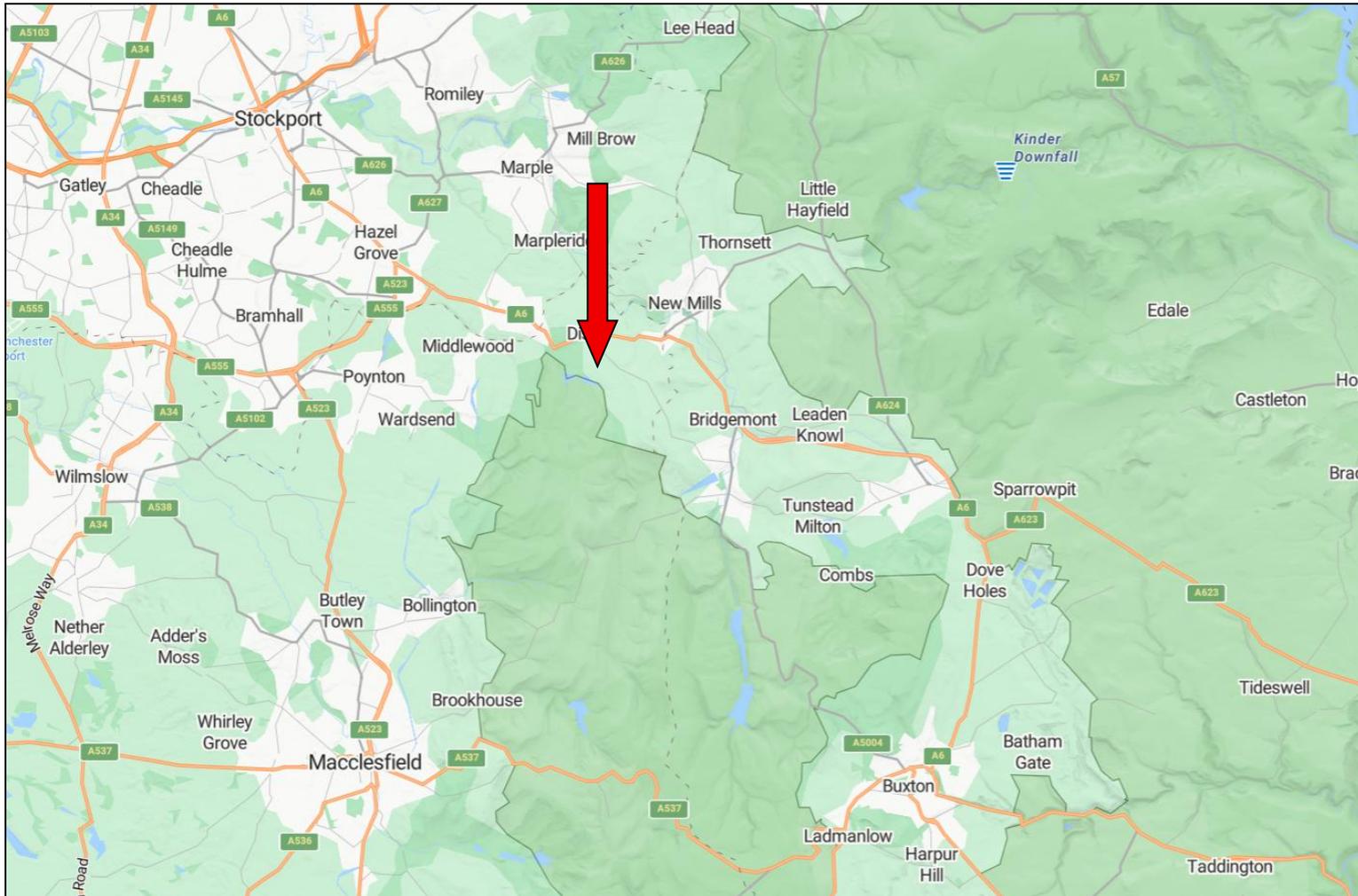
Tel: 01538 373308

Email: enquiries@grahamwatkins.co.uk

DIRECTIONS

From Leek head north on the A53 to Buxton, carry on straight at the Traffic Lights in Burbage after half a mile take the left onto Carlisle Road at the top of Carlisle Road turn left onto the A5004 and continue for 8 miles into Whaley Bridge, go through Whaley bridge and turn left onto Whaley Lane just before the Train Station continue for 3 miles and take the left hand turn onto Mudhurst Lane after 2 miles the property is located on your right.

What 3 Words ///extra.regulator.stammer



Farmhouse

The farmhouse comprises a stone and tiled traditional three-bedroom detached house proving a spacious area with three spacious bedrooms, kitchen and lounge area. The farmhouse has doubled glazed windows throughout and oil central heating. The farmhouse benefits from stunning views of the countryside. The property briefly comprises the following:

Ground Floor

Boot Room 2.33m x 2.46m

Stone Flag Tile floor, Access Door to Side Path.

Shower Room 2.16mx 2.56m

Tile Floor, Shower Cubicle, Low Level Flush w/c, Wash Hand Basin

Store Cupboard

Tile floor

Kitchen 6.01m x 3.91m

Ground and Wall Mounted Wooden Kitchen units, Stainless Steel Sink, Tile floor, Stanley Boiler Providing Cooking, Heating and Water, Windows to the Northern and Southern Aspect.

Lounge 5.31m x 8.06m

Large Sitting Area, Two Exposed Brick Fireplaces, Carpet Floor, Windows to the northern and Southern Aspect.



First Floor

Bedroom One 5.64m x 5.99m

Carpet Floor, Windows to the Northern, Southern and Western Aspects

Bedroom Two 4.67m x 3.71m

Carpet Floor, Windows to the Southern Aspect and Eastern Aspect,
Exposed Period Wooden Beams.

Bedroom Three 3.33m x 4.03m

Carpet Floor, Windows to the Southern Aspect, Exposed Period Wooden
Beams.

Bathroom 5.64m x 1.93m

Bath, Wash Hand Basin, Low Level Flush w/c, Carpet Floor.



BUILDINGS

Outside there is a range of modern agricultural portal frame buildings briefly comprising the following:

Portal Frame Former Stable Block 18.02m x 8.83m

10x Block loose boxes, Concrete floor
Corrugated metal walls and cement fibre roofing.

Portal Frame Former Storage Building 13.39m x 11.76m

Concrete Floor, Block Walls, Cement Fibre Roofing, Sliding Door

Portal Frame Former Livestock Building 15.67m x 10.11m

Concrete Floor, Block Walls, Cement Fibre Roofing.

Portal Frame Hay Store Lean-to 4.57m x 8.82m

Concrete Floor, Access to Field

Garage 5.54m x 5.23m

Concrete Floor, Electric Door

Stone and Tile Shippon Briefly Comprising the Following.

Wood Store 5.2m x 8.76m

Hay Store 5.12m x 3.8m

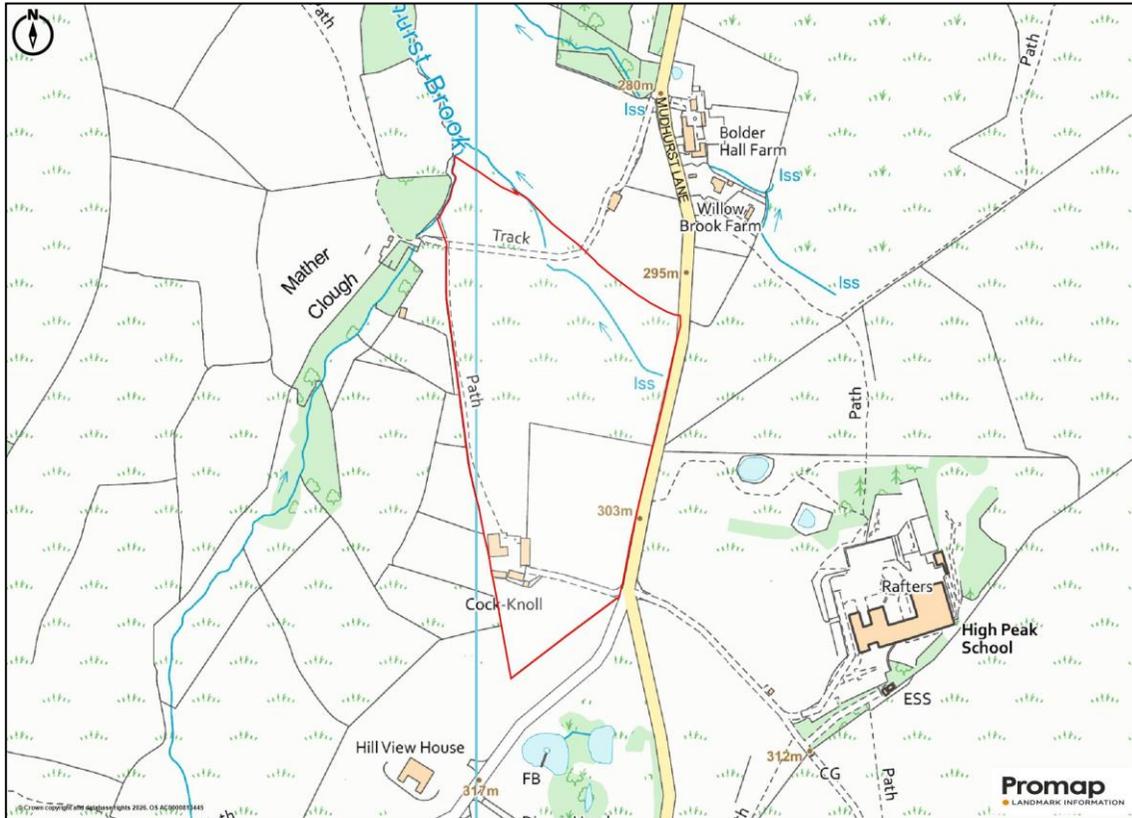
There is a mezzanine floor over.

It is believed the stone and tile shippon has many alternative uses subject to necessary planning consents.



LAND

Cock Knoll Farm Benefits from 17.44 acres of grassland. The land is considered to be in good heart capable of grazing and mowing in part. The land benefits from water connection.



LOCAL AUTHORITY

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

SERVICES

The property is believed to be connected to mains Electric, water by a borehole supply, drainage by private means and oil Central heating.

LAND REGISTRY

The property is held under Land registry title CH593497

COUNCIL TAX BAND

The property falls under the council tax band F.

EPC RATING

The property has an EPC rating of F

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.

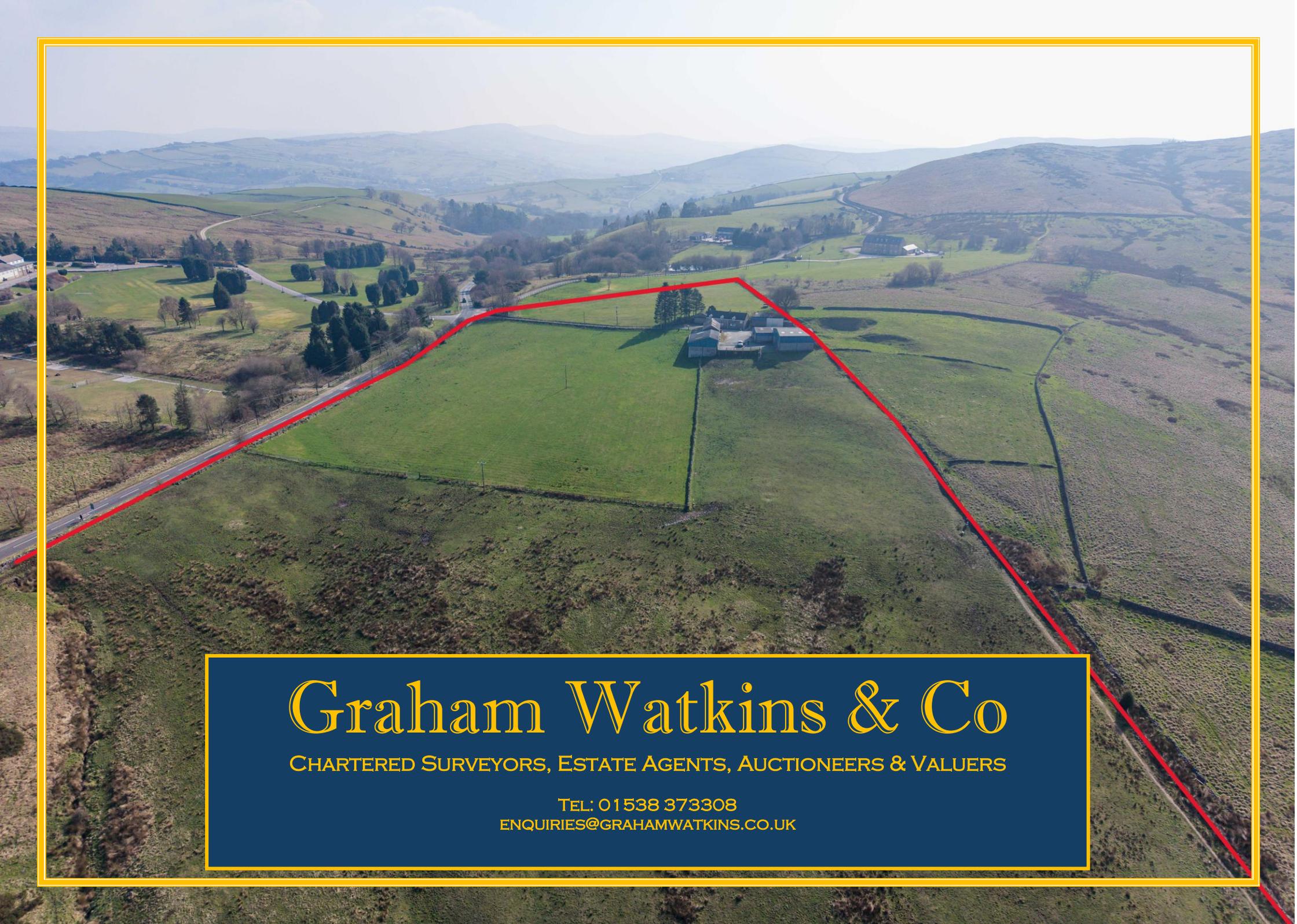
MAPPING

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.





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