



Graham Watkins & Co
CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308
ENQUIRIES@GRAHAMWATKINS.CO.UK



**Redacre Hall Farm,
Pott Shrigley, Macclesfield, Cheshire, SK10 5SF**
For Sale by Private Treaty
Available as a Whole or in Three Lots



SITUATION

The property is situated in Pott Shrigley, a small village located in East Cheshire and close to the border of the Peak District National Park, being approximately 3 miles from Poynton, 8 miles from Prestbury and 8 miles from Macclesfield. The property is under an hour away from Manchester and has excellent commuting roads such as the A6, M60 and A34 in close proximity.

DIRECTIONS

From Macclesfield, take the A523 (The Silk Road) towards Manchester and continue through Adlington. At the traffic lights, turn right by the Legh Arms Public House onto Brookledge Lane. Follow Brookledge Lane for approximately 1.6 miles, then bear left onto Shrigley Road. Continue along Shrigley Road and after approximately 1 mile, Redacre Hall Farm can be found on the left. The property has two entrances, the first being along Simpson Lane and the second approximately 0.5 miles further along Shrigley Road. The second entrance only should be used and will be sign posted by one of the Agent's 'For Sale' signs.

What 3 Words:

[///genetics.pesky.delay](http://genetics.pesky.delay)

Redacre Hall Farm offers a private setting in a central location in the heart of the Cheshire countryside. The property boasts traditional features with the farmhouse set in a secluded, picturesque courtyard and adjoining outbuildings offering classic archway entrances, all set in 61 acres or thereabouts of sound grassland.

Redacre Hall Farm is ripe for development, with outbuildings providing potential for alternative uses subject to necessary planning consents. The property offers an exciting opportunity for either developers, equestrian enthusiasts or those simply looking for a unique rural property in a charming setting.

The property is available as a whole or in three separate lots, and early viewings are recommended to appreciate the full potential Redacre Hall Farm has to offer.



REDACRE HALL FARM,
POTT SHRIGLEY, MACCLESFIELD
CHESHIRE, SK10 5SF

AVAILABLE AS A WHOLE OR IN THREE LOTS

**WHOLE – REDACRE HALL FARM, RANGE OF OUTBUILDINGS AND 61 ACRES OR
THEREABOUTS OF GRASSLAND**

Offers Over - £1,950,000

**LOT ONE – REDACRE HALL FARMHOUSE, RANGE OF OUTBUILDINGS AND 11 ACRES
OR THEREABOUTS OF GRASSLAND**

Offers Over - £800,000

LOT TWO – REDACRE COTTAGE AND 16 ACRES OR THEREABOUTS OF GRASSLAND

Offers Over - £750,000

LOT THREE – 31 ACRES OR THEREABOUTS OF GRASSLAND AT REDACRE HALL FARM

Offers Over - £400,000

LOT ONE - REDACRE HALL FARMHOUSE, RANGE OF OUTBUILDINGS AND 11 ACRES OR THEREABOUTS OF GRASSLAND

Lot ONE comprises redacre hall farmhouse, a range of outbuildings and 11 acres or thereabouts of grassland situated to the South and Southwest of the property. The property has a right of way along the drive marked A – B on the attached plan below.

REDACRE HALL FARMHOUSE

Redacre Hall farmhouse comprises a traditional 3 bedroom stone and slate dwelling, with gardens to the front and side of the property. The farmhouse forms part of the courtyard along with adjoining traditional stone and slate outbuildings, which offer potential to extend the dwelling if required.

The property briefly comprises the following accommodation: -

Front Entrance Door giving access to: -

Lounge – 5.60m x 4.87m

With windows to two elevations, electric fire, and radiator.

Dining Room – 4.91m x 4.98m

With windows to two elevations and an open fire within a stone surround.

Kitchen/ Breakfast Room – 6.07m x 3.76m

With kitchen base units, tiled floor, window to one elevation and Rayburn.

Pantry – 3.53m x 2.53m

With tiled floor and base units.

Rear Porch – 2.98m x 1.72m

With tiled floor, and windows to all elevations.

Staircase leading to **First Floor Landing** giving access to: -

Bedroom Number One – 4.89m x 4.98m

With windows to two elevations.

Bedroom Number Two – 5.65m x 4.75m

With windows to two elevations.

Bedroom Number Three – 3.63m x 6.07m

With windows to two elevations.

Bathroom – 3.47m x 2.53m

With bath and wash hand basin.

Separate WC

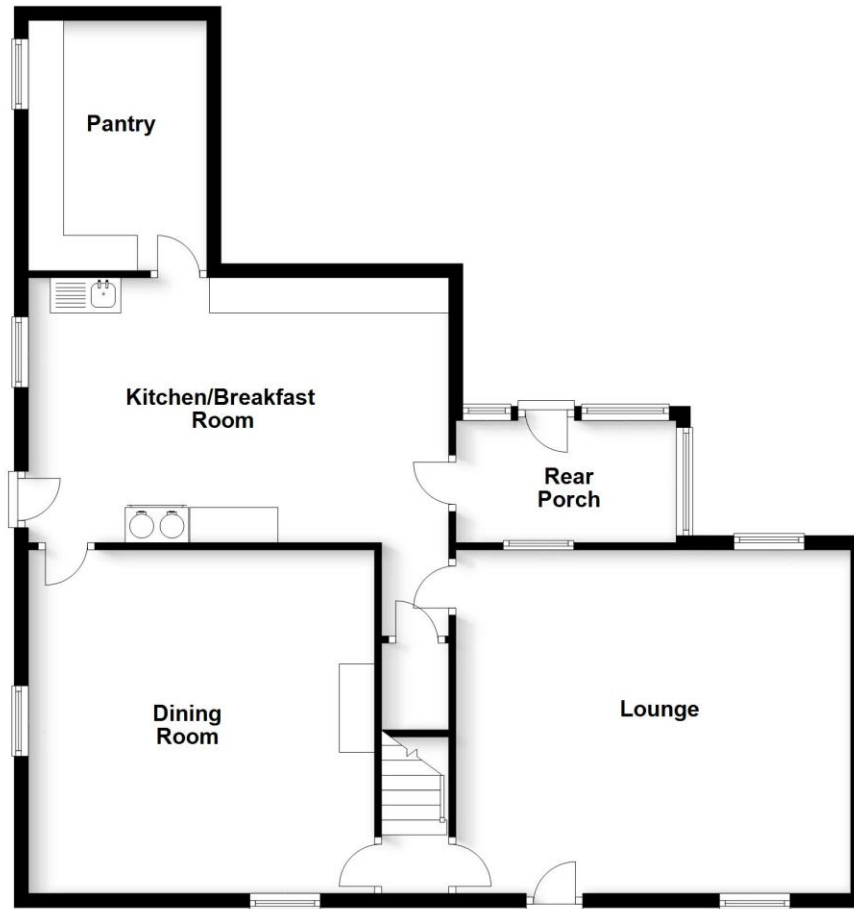
OUTSIDE

To the front of the property is a lawned garden which continues to the side of the property along with a patio area to the side. To the rear of the property the porch opens to the courtyard.



FLOOR PLAN

Ground Floor
Approx. 1023.4 sq. feet



First Floor
Approx. 1094.5 sq. feet



Total area: approx. 2117.9 sq. feet

ENERGY PERFORMANCE CERTIFICATE

<div>Redacre Hall Farm Simpson Lane MACCLESFIELD SK10 5SF</div>		<div>Energy rating</div> <div>G</div>		Score	Energy rating	Current	Potential	
				92+	A			
				81-91	B			
				69-80	C			
				55-68	D			
Valid until		Certificate number		39-54	E	<div>71 C</div>		
27 November 2034		2973-2081-1234-5205-2142		21-38	F			
Property type		Detached house		1-20	G			<div>8 G</div>
Total floor area		191 square metres						

FARM BUILDINGS

The farm buildings comprise a range of traditional stone and slate outbuildings, along with some more modern timber and portal frame agricultural outbuildings. The traditional stone and slate outbuildings forming the courtyard are Grade II listed, and the list entry number is 1232121 being first listed in November 1983.

Please Note

Numbers of the outbuildings as shown on the Building Plan are for reference purposes only.

The farm buildings briefly comprise the following: -

1 - Stone and Slate Traditional Outbuilding comprising the following: -

Former Dairy – 3.38m x 2.57m

Shippon - 19.67m x 6.42m

With cubicles, loose housing, and loft above.

Loose Box – 5.64m x 4.92m

Loose Box – 3.73m x 4.80m

With loft above.

Shippon – 27.20m x 4.70m

Housing for 28 cattle, double door to rear and loft above.

2 - Adjoining Block and Sheeted Outbuilding comprising the following: -

Former Parlour – 5.15m x 3.22m

Former Dairy – 4.60m x 3.50m

Shippon – 6.16m x 2.57m

With housing for 27 cattle.

3 - Block and Tile Store Outbuilding – 7.70m x 5.05m

4 - Adjoining Block and Tile Log Store – 3.84m x 5.10m

With outside WC.

5 - Timber and Sheeted Store Outbuilding – 8.12m x 15.75m

Having 3 bays and open fronted, previously used as a workshop.

6 - Timber and Sheeted Implement Outbuilding – 15.26m x 10.44m

7 - Timber and Sheeted Outbuilding – 14.40m x 6.60m

8 - Portal Frame and Sheeted Silage Pit Outbuilding – 18.55m x 17.50m

With half concrete panel and half sheeted walls.



REDACRE HALL FARM BUILDING PLAN
(FOR IDENTIFICATION ONLY – NOT TO SCALE)



LAND

The land including with lot one extends to 11 acres or thereabouts of grassland and is relatively level in nature and considered to be in reasonably good heart, being suitable for mowing or grazing purposes.

The land has good, gated access from the farmyard.

The land would suit those with equestrian interests, speculators and investors.

The land can be further described in the following schedule below and can be shown edge in red on the attached plan below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
4352	Grassland	1.64
5243	Grassland	2.97
-	Farmstead etc.	<u>1.14</u>
		5.75 Hectares
		Or 14.21 Acres
		Or Thereabouts





LOT ONE
FARMHOUSE, OUTBUILDINGS
AND 28 ACRES OF GRASSLAND
OR THEREABOUTS

LOT TWO - REDACRE HALL COTTAGE AND 16 ACRES OR THEREABOUTS OF GRASSLAND

Lot Two comprises Redacre Hall Cottage and 16 acres or thereabouts of grassland to the West of the property. The cottage has a right of way to along the drive market A – B on the attached plan below.

REDACRE HALL COTTAGE

Redacre Hall Cottage comprises a 3-bedroom stone and slate dwelling benefiting from its own private hedged garden and driveway for the parking of multiple vehicles, lying within close proximity to the main farmhouse and farmyard.

PLEASE NOTE

The cottage is subject to an agricultural occupancy condition, further details regarding the condition can be found below.

The cottage briefly comprises the following accommodation: -

Front entrance porch giving access to: -

Entrance Hall

With stairs off.

Study – 3.3m x 3.12m

With window to one elevation, carpet floor and radiator.

WC

With hand wash basin and wc.

Dining Room – 2.86m x 3.49m

With window to one elevation, tiled floor and radiator.

Lounge – 4.08m x 5.48m

With windows to all aspects, carpet floor and electric fire.

Kitchen – 3.61m x 2.92m

With window to one elevation, tiled floor and base and wall kitchen units.



Utility – 3.6m x 1.93m

With door to the rear and tiled floor.

Store – 1.92m x 1.71m

Living room – 5.62m x 5.55m

With window to one elevation, tiled floor and french double doors to rear.

Staircase leading to **First Floor Landing** giving access to: -

Bedroom Number One – 2.88m x 3.61m

With window to one elevation and radiator.

Dressing Room – 1.93m x 2.6m

With window to once elevation and radiator.

Bathroom

With bath, shower, hand wash basin and velux windows.

Separate WC

Bedroom Number Two – 3.39m x 3.08m

With window to one elevation and radiator.

Bedroom Number Three – 5.49m x 4.07m

With windows to two elevations and radiator.

OUTSIDE

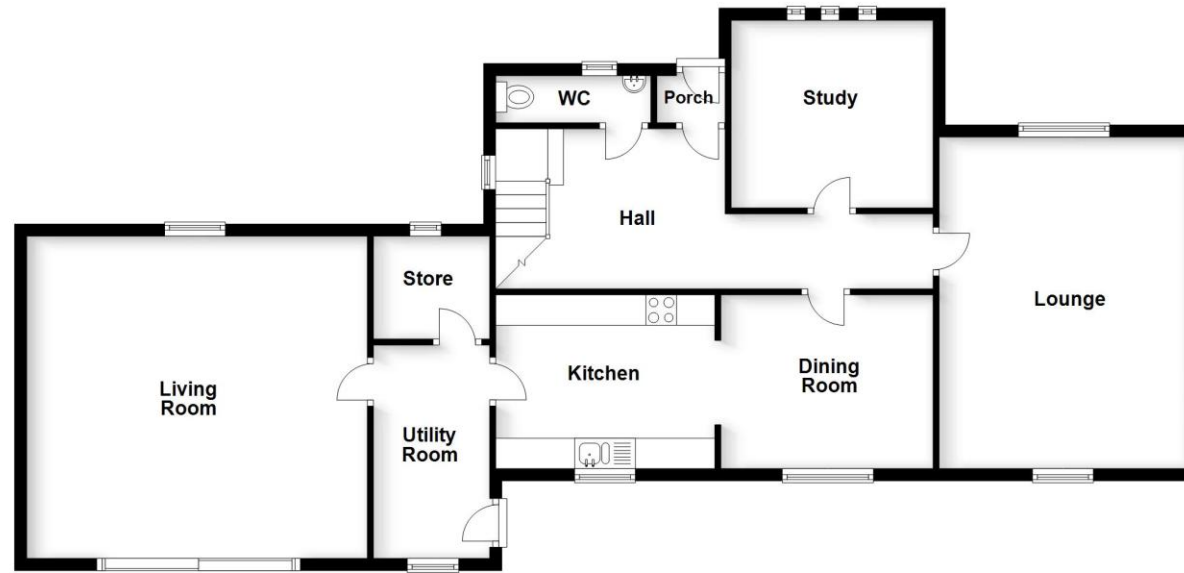
The property benefits from a large, hedged garden and driveway offering parking for multiple vehicles.



FLOOR PLAN

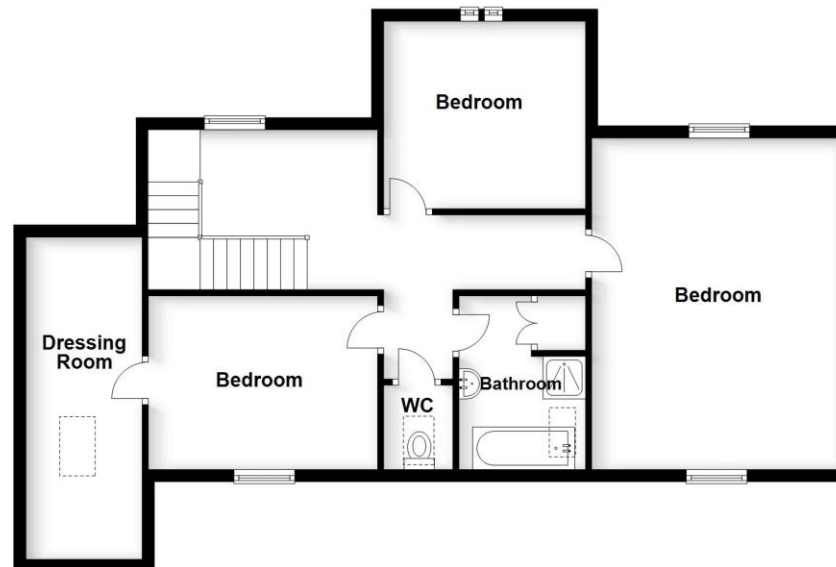
Ground Floor

Approx. 1219.3 sq. feet



First Floor

Approx. 856.8 sq. feet



Total area: approx. 2076.2 sq. feet

ENERGY PERFORMANCE CERTIFICATE

Redacre Hall Cottage Simpson Lane MACCLESFIELD SK10 5SF		Energy rating E		Score	Energy rating	Current	Potential
Valid until 27 November 2034		Certificate number 2124-1184-5051-0150-1546		92+	A	51 E	73 C
				81-91	B		
Property type Detached house		Total floor area 192 square metres		69-80	C		
				55-68	D		
				39-54	E		
				21-38	F		
				1-20	G		

LAND

The land extends to 16 acres or thereabouts in total and is gentle undulating in nature, comprising one large useful parcel. The land is considered to be in good heart, capable of growing good crops of grass for mowing or grazing purposes.

The land can be accessed from the orchard to the rear of Redacre Hall Cottage and also benefits from a further gated access along Shrigley Road.

The land would be of interest to those with equestrian interests, speculators and investors.

The land can be further described in the following schedule below and can be shown edge blue on the attached plan below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
6960	Grassland	<u>6.48</u> 6.48 Hectares Or 16.01 Acres Or Thereabouts



LOT TWO
REDARE HALL COTTAGE AND 16
ACRES OR THEREABOUTS OF
GRASSLAND

LOT THREE – 31 ACRES OR THEREABOUTS OF GRASSLAND AT REDACRE HALL FARM

The land extends to 31.01 acres or thereabouts altogether and is relatively level in nature. The land is considered to be in very good heart, capable of growing good crops of grass and suitable for mowing or grazing purposes. To the northwest, the land borders the Macclesfield canal and within parcel 3374, there is a mine shaft which has been capped. The land can be accessed via a gated entrance from the drive marked A -B on the attached plan below.

The land is in conveniently sized parcels for mowing or grazing and would be of interest to those with farming or equestrian interests, speculators or investors.

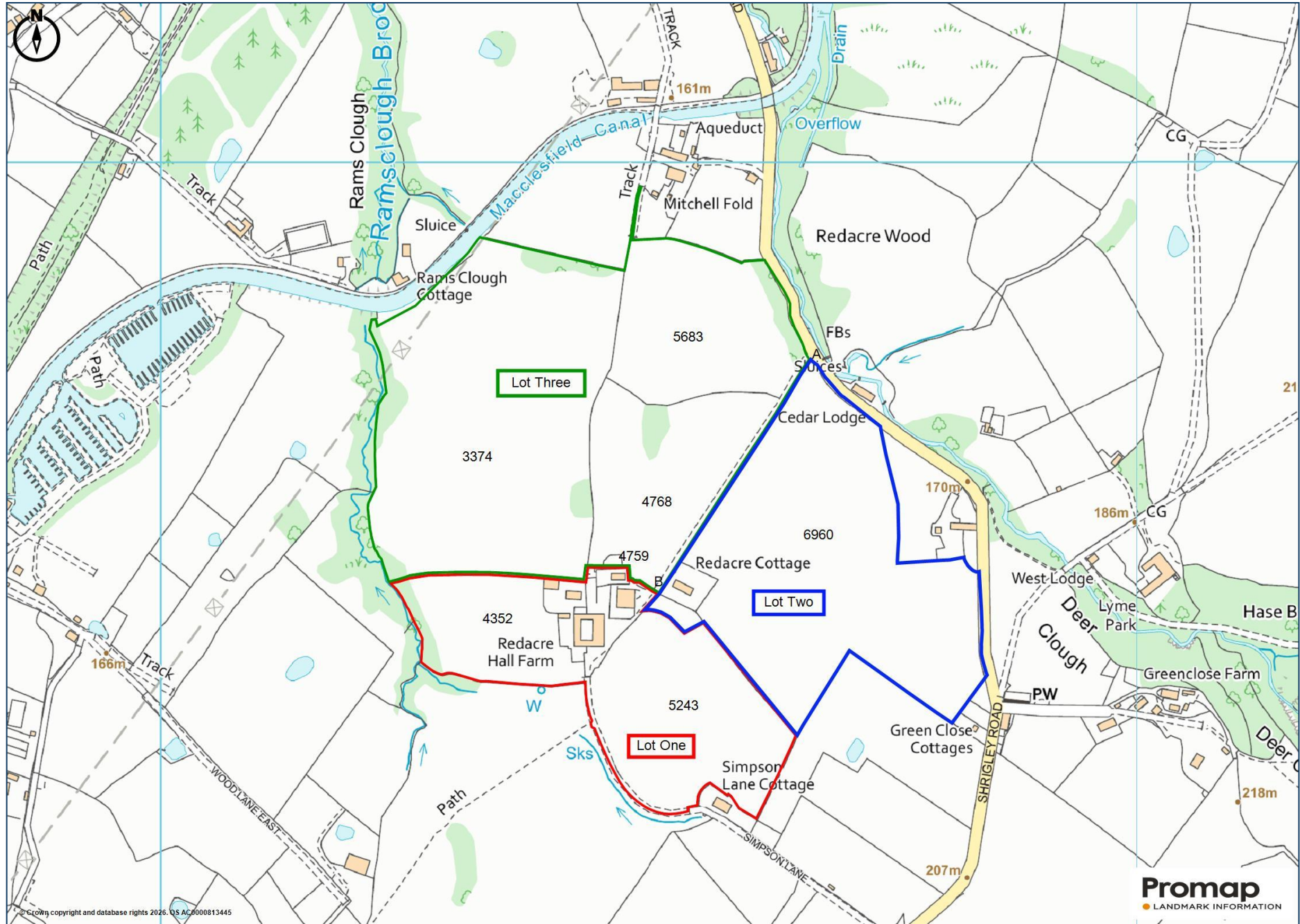
The land can be further described in the following schedule below and can be shown edged in green on the attached plan below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
5683	Grassland	2.68
4768	Grassland	2.53
3374	Grassland	7.32
4759	Grassland	<u>0.02</u>
		12.55 Hectares
		Or 31.01 Acres
		Or Thereabouts



LOT THREE
31 ACRES OR THEREABOUTS OF
GRASSLAND AT REDACRE HALL
FARM

PLAN



SERVICES

We understand that both the farmhouse and the cottage have mains water and electricity with drainage via private means. If Redacre Hall Cottage is sold separately a new water supply will need to be installed.

AGRICULTURAL OCCUPANCY CONDITION

Redacre Hall Cottage is subject to an agricultural occupancy condition, and the planning restriction as defined in the decision notice (Application Number – 70401PB) states the following: - ‘The occupation of the dwelling shall be limited to a person solely or mainly employed , or last employed, in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or widow or widower of such a person’.

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

Redacre Hall Farmhouse falls under the council tax band D and Redacre Hall Cottage falls under council tax band 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.

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