



Graham Watkins & Co.

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

57 Derby Street, Leek
Staffordshire, ST13 6HU
Tel: 01538 373308
Fax: 01538 399653
Email: enquiries@grahamwatkins.co.uk
www.grahamwatkins.co.uk



**New Close Fields Farm,
Adderley, Cheadle, Staffordshire, ST10 2NJ**



FOR SALE BY PRIVATE TREATY

**New Close Fields Farm,
Adderley, Cheadle, Staffordshire, ST10 2NJ**

For Sale as Whole or in Two Lots

New Close Fields Farm currently consists of a very well-equipped dairy farm, with an extensive range of modern buildings and excellent grassland extending to over 75 acres.

The property will also suit a number of other potential buyers, with the farm buildings being particularly versatile and a number of development opportunities with a range of brick buildings and also the site of a former dwelling in the lower part of the farmyard.

Viewing is highly recommended to see the full scope and range of opportunity the property has to offer.

**Lot One: Farmhouse, Range of Outbuildings and 32.33 Acres of Grassland
Offers in the Region of £850,000**

**Lot Two: 44.13 Acres of Grassland or Thereabouts
Offers in the Region of £450,000**

SITUATION

New Close Fields Farm is situated in the heart of the Staffordshire Moorlands countryside lying on the outskirts of the quiet town of Cheadle. The property is approximately 2 miles from Cheadle, 11 miles from Leek and 10 miles from Stoke.

DIRECTIONS

From our Leek office take the A53 towards Stoke – on – Trent, at the traffic lights turn left onto Compton Road and continue onto Cheadle Road. After approximately 5 miles turn right onto the A522 and at the next junction turn left onto the A52. Then turn right onto Perkins Lane, follow the lane until reaching the junction and turn left. Continue for approximately half a mile, then turn right signposted Blakehall Fisheries, New Close Fields Farm is situated at the end of the lane and will be indicated by one of the Agents 'For Sale' signs.

DESCRIPTION

LOT ONE: FARMHOUSE, A RANGE OF OUTBUILDINGS AND 32.33 ACRES OR THEREABOUTS OF GRASSLAND

New Close Fields Farm comprises a brick and tile, two storey dwelling house, together with a range of traditional and portal frame outbuildings, including grassland extending to approximately 32.33 acres or thereabouts.

The Farmhouse comprises the following accomodation:-

uPVC Front Door

Into Porch

Giving access to:-

Hallway

Radiator and stairs off

Kitchen – 3.49m x 3.94m

With tiled floor, base and wall mounted units, uPVC windows to rear and side elevations and single radiator. Small pantry off and WC with wash hand basin.

Living Room – 3.49m x 3.80m

With uPVC windows to front elevation, fireplace with recess either side and fitted carpet.

Dining Room / Bedroom – 3.33m x 3.77m

With uPVC windows, single radiator and fitted carpet.



Bedroom One – 3.34m x 4.53m

With uPVC windows to front and side elevations, single radiator, fitted wardrobe and carpet.

Bedroom Two – 4.50m x 3.42m

With uPVC windows to front and side elevations, single radiator, built in wardrobe and fitted carpet.

Bathroom

WC with wash hand basin and bath.

OUTSIDE

To the rear and side of the property is a rockery along with a gravel and paved area allowing parking for one vehicle. To the front and side of the property is a large spacious garden.

OUTBUILDINGS

New Close Fields Farm offers a good range of farm buildings, including a mixture of traditional brick and tile outbuildings and several portal framed constructions, principally used for the housing a livestock and produce.

The outbuildings briefly comprise the following:-

Please note – Numbers of Buildings as shown on the Building Plan are for reference purposes only.

1 – Former Dwelling House – 9.26m x 9m

Last inhabited in the 1950's but since converted into livestock accommodation

2 - Block and Sheeted Lean To – 9m x 2.97m

3 – A range of Brick and Sheeted Workshop/ Garage Buildings – 166m²

4 – Brick and Sheeted Livestock Building – 4.56m x 11.70m

5 – A Brick and Tile range comprising the following:-

Corn Store/ Former Shippon – 5.09m x 3.07m

With loft over



Young Stock housing – 11.70m x 5.23m

With cubicles and feed area.

Corn Shed and Former Dairy – 4.9m x 5m

Further Cubicle Housing – 25.22m x 4.40

With cubicle accommodation for a further 18 cattle.

Milking Parlour – 21.59m x 5.25m

10 a side milking parlour with collecting yard beyond.

Dairy – 4.09m x 4.61m

Further Cubicle Housing – 19.84m x 6.47m

With cubicle accommodation for 24.

Further Cubicle Housing – 19.06m x 7.80m

With cubicle accommodation for a further 17 cattle.

Loose Box – 4.30m x 3.10m

Loose Box - 4.20m x 3.10m

Loose Box – 5.06m x 3.09m

Further Loose Box – 4.03m x 3.13m

Further Dairy – 2.09m x 5.20m

With Bulk Tank and loft above.

6 – Silage Pit

With a capacity to store 600 – 700 tonnes approximately.

7 – Silage Pit

With a capacity to store 400 tonnes approximately.



8 - Silage Pit

With a capacity to store 600 – 700 tonnes approximately.

9 – Above Ground Circular *Slurry Tank*

With a capacity to store 225,000 gallons of slurry.

10 – Above Ground *Slurry Tank*

With the capacity to store 225,000 gallons of slurry.

11 – Four Bay Portal Frame *Livestock Building* – 60m x 30m plus Cantilever

With half panel and half yorkshire boarding, cement fibre roof and half slated floor with under ground pit.

11 - Lean To – 19.33m x 4.35m

Loose housing/young stock building.

12 - Galvanised Portal Frame Cubicle *Livestock Building* – 536.53m²

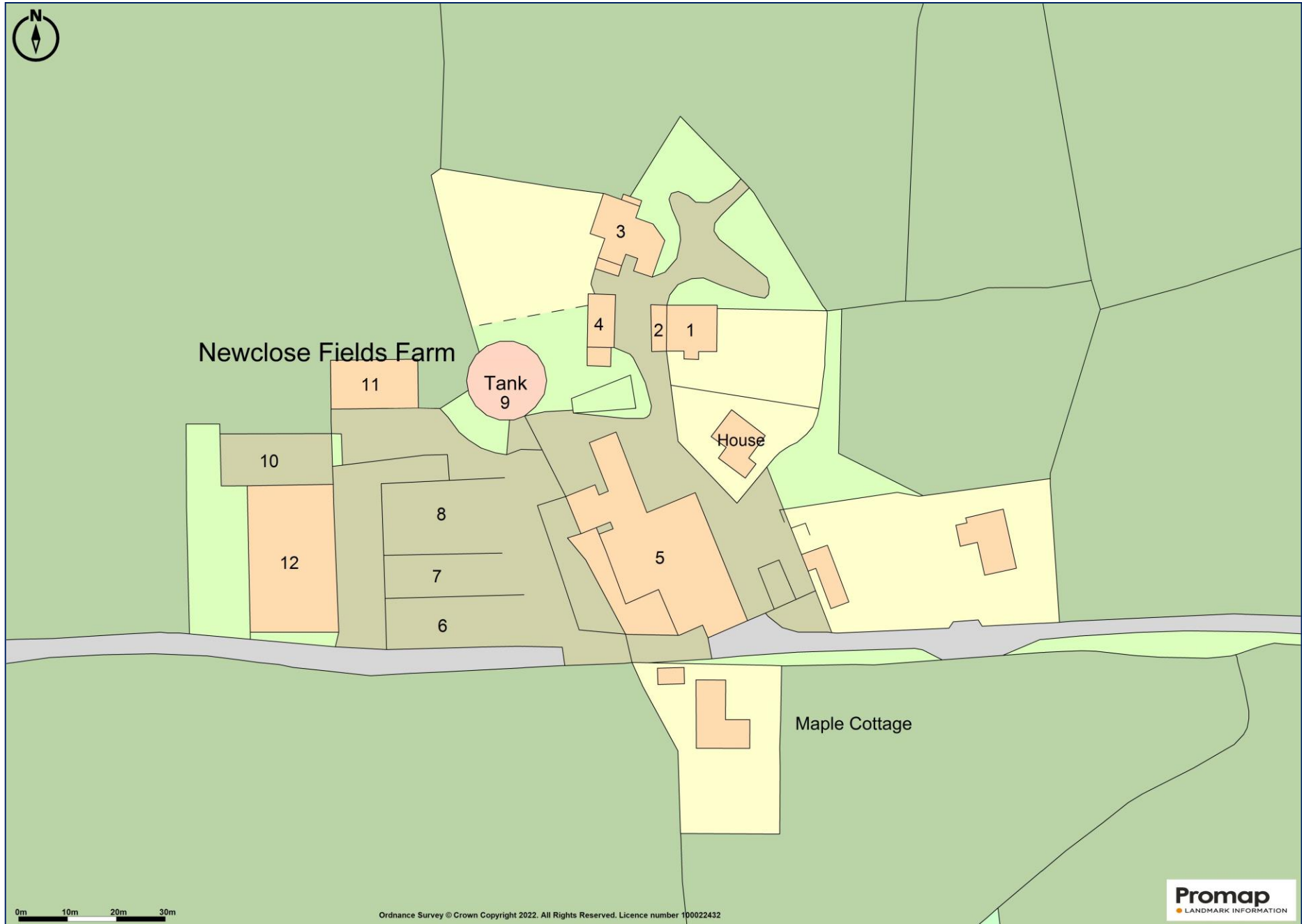
With cubicles for 99, mattresses and automatic scrapers, and solar panels.

Sleepered Track giving access to central and western pastures.



BUILDING PLAN

(FOR IDENTIFICATION ONLY – NOT TO SCALE)



LAND

The land comprising Lot One extends to 32.22 acres or thereabouts and lies predominately to the West of the farmstead. The land is ring fenced and it is considered to be in good heart, being relatively level in nature.

The land can be further described in the schedule below: -

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
4977	Grassland	0.25
4384	Grassland	1.84
3275	Grassland	1.82
1472	Grassland	4.60
0258	Grassland	0.16
3359	Grassland	3.28
-	Farmstead	1.13
		13.08 Hectares
		Or 32.33 Acres
		Or Thereabouts



LOT TWO

44.13 ACRES OR THEREABOUTS OF GRASSLAND

Lot Two offers a good-sized block of grassland extending to 44.13 acres or thereabouts in a ring fence. The land is relatively level in nature and all capable of mowing and is noted to be in very good heart. The land has good, gated access at three different points along the track leading towards the farmstead, on the southern boundary of the land.

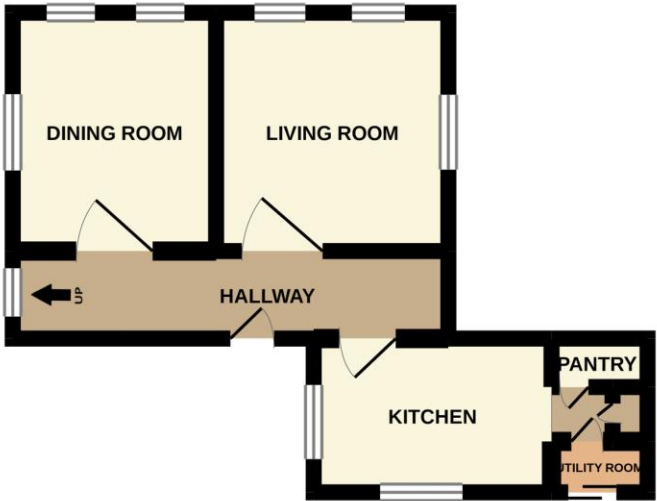
The land can be further described in the schedule below:

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
6171	Grassland	1.80
6281	Grassland	2.04
6296	Grassland	4.18
7707	Grassland	3.33
7790	Grassland	1.51
8883	Grassland	1.93
8670	Grassland	1.19
7673	Grassland	1.88
		17.76 Hectares
		Or 44.13 Acres
		Or Thereabouts

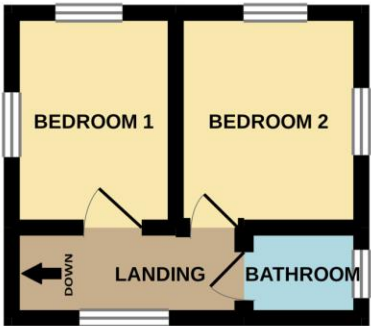


FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

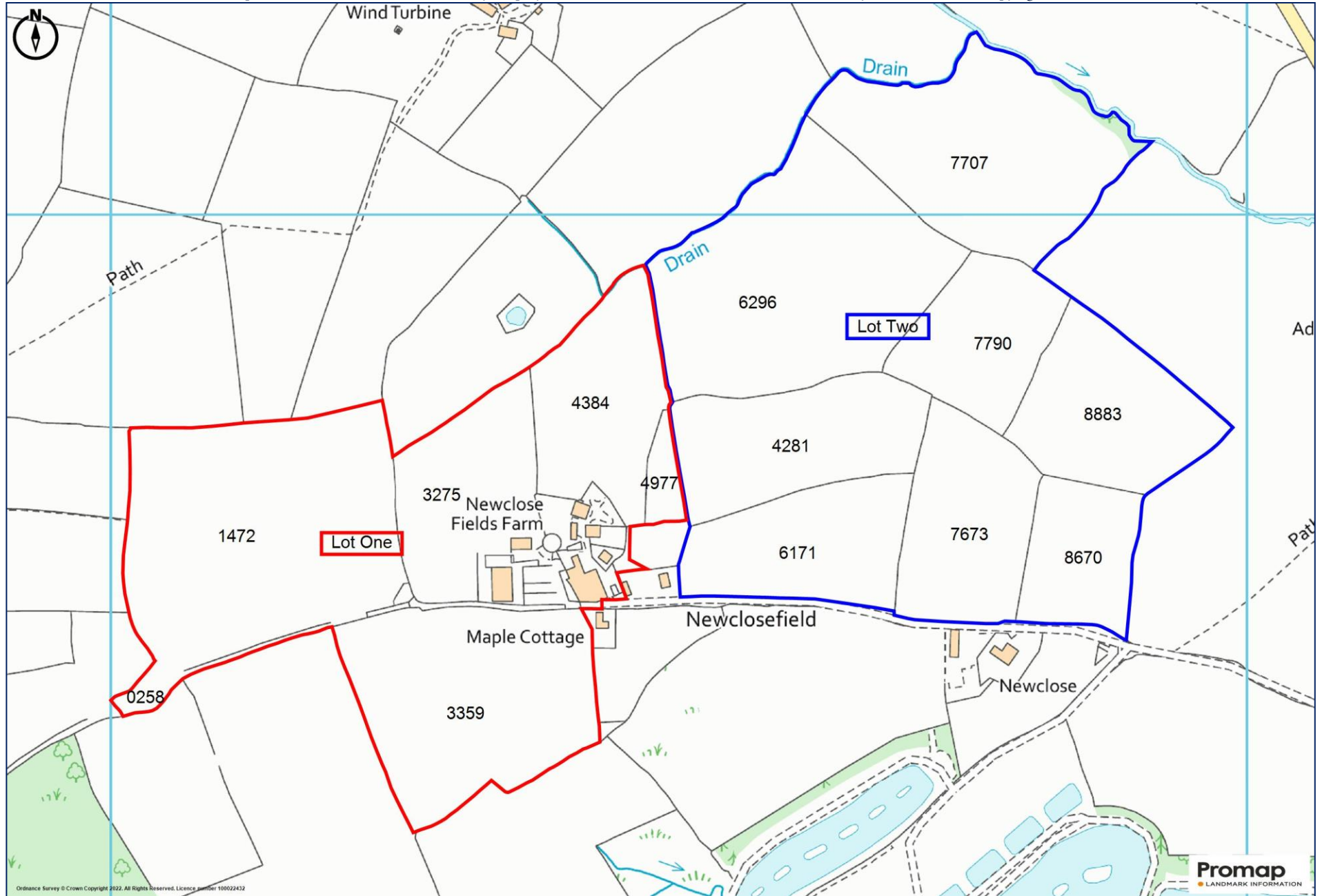
EPC

<div>New Close Fields Farm Adderley Cheadle STOKE-ON-TRENT ST10 2NJ</div> <div><div>Energy rating</div><div>G</div></div>		Score	Energy rating	Current	Potential
		92+	A		
		81-91	B		83 B
		69-80	C		
		55-68	D		
		39-54	E		
		21-38	F		
Valid until 11 January 2025		Certificate number 9854-2872-6329-9324-6955			
Property type Detached house		1-20	G	18 G	
Total floor area 220 square metres					

FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



SERVICES

We understand that the property is connected to mains water and electricity, drainage by private means and heating is by oil fired boiler.

PARLOUR AND SLURRY FIXTURES AND FITTINGS

Please note that the milking parlour, attachments, and bulk tanks will not be included within the sale price, as they are owned by the outgoing farmer. They are however available for sale through separate negotiation. There are also a number of slurry fittings which are owned by the outgoing farmer and available if required.

SOLAR PANELS

Please note that the solar panels are included within the sale price, however the feed-in tariff is to be retained by the outgoing farmer who installed the panels. The buyer of the property will however get the full use of the electricity produced free of charge.

BASIC PAYMENT SCHEME

All the eligible land was registered for the Basic Payment Scheme and annual entitlements have been claimed. The entitlements however are not available with the farm, and are to be retained by the outgoing farmer. A buyer will however be able to obtain entitlements from elsewhere and make the claim for Basic Payment Scheme or any other schemes.

TENURE AND POSSESSION

The property is held freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY

The local authority is Staffordshire Moorland District Council and Staffordshire County Council, to whom any enquires of a planning notice or other appropriate matter should be addressed.

VIEWING

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone the office.

MORTGAGE PROVISION

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

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.

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.

WAYLEAVES AND 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, quasi easements 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.

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.

WEBSITES

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.onthemarket.com

Messres. 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 whatsoever in relation to this property.



