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

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

*For Sale by Private Treaty*

AS A WHOLE OR IN THREE LOTS

**FOR SALE BY PRIVATE TREATY**

**LOT 1**

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

**Guide Price £600,000**

**LOT 2**

**20.14 Acres or Thereabouts of Grassland to the South of Beech Meadow Farm**  
**Guide Price £225,000**

**LOT 3**

**1.82 Acres or Thereabouts of Grassland to the East of Beech Meadow Farm**  
**Guide Price £40,000**

**AS A WHOLE £865,0000**

***In Conjunction with Wright Marshall Estate Agents***



## SITUATION

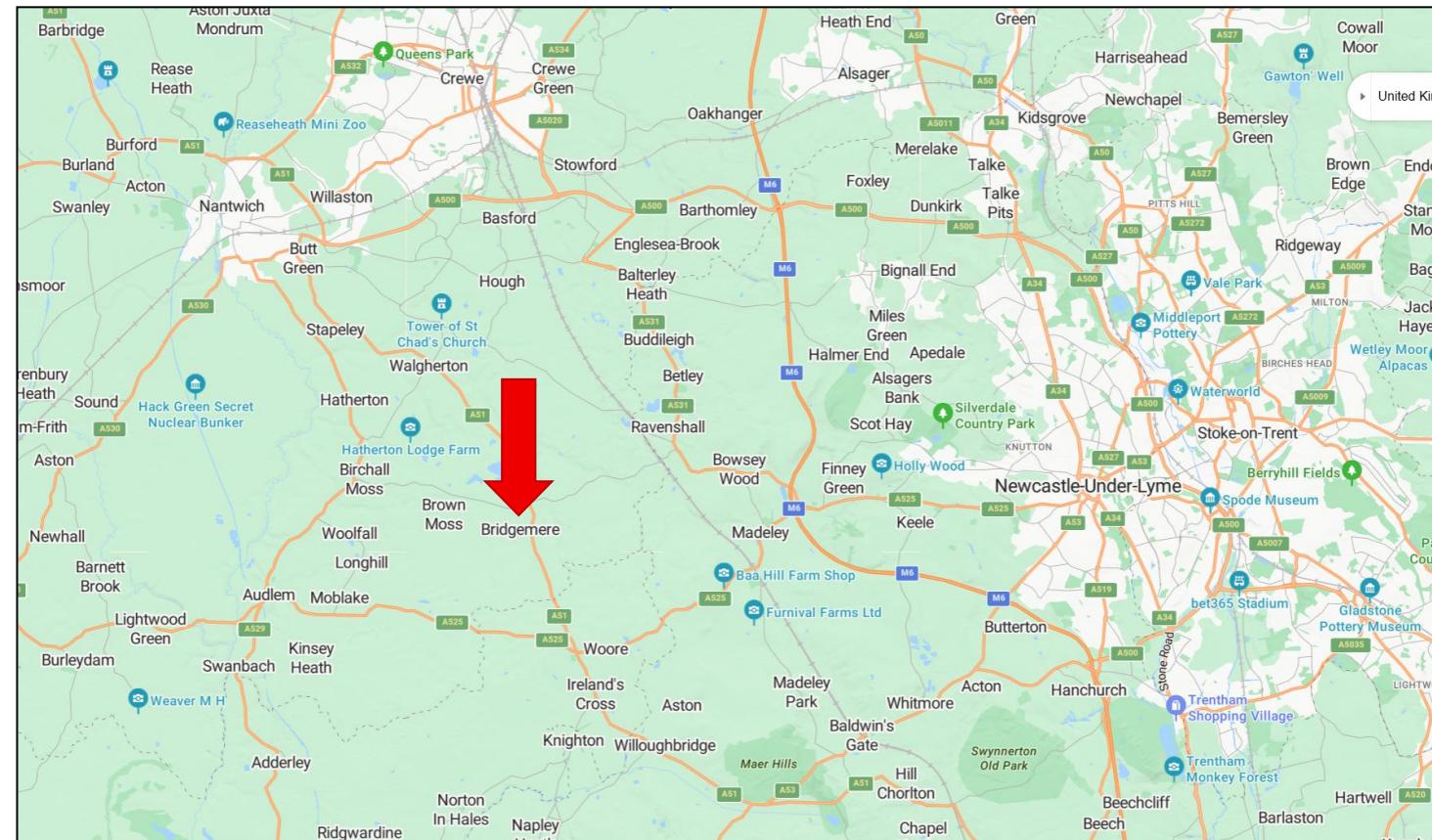
Beech Meadow Farm is located in the sought after rural area of Bridgemere, South Cheshire. The property is for sale as a whole or in three lots with lot one comprising of the farmhouse and buildings accompanied by 3.94 acres or thereabouts with lot two 20.14 acres of grassland and lot three 1.82 acres 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

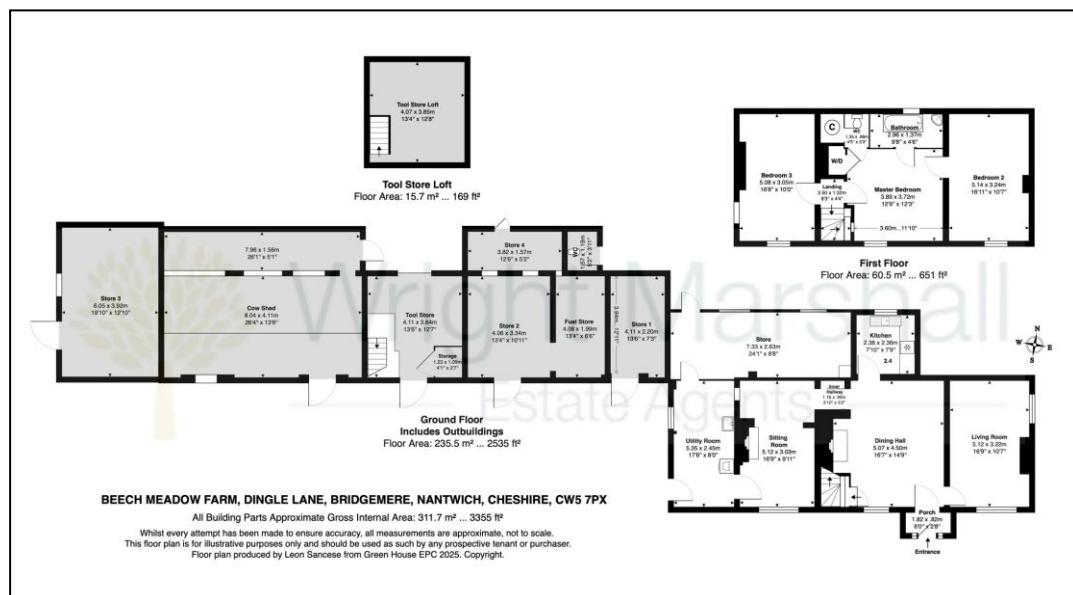
Bedroom Two 5.16m x 3.23m

Bedroom Three 5.08m x 10'0



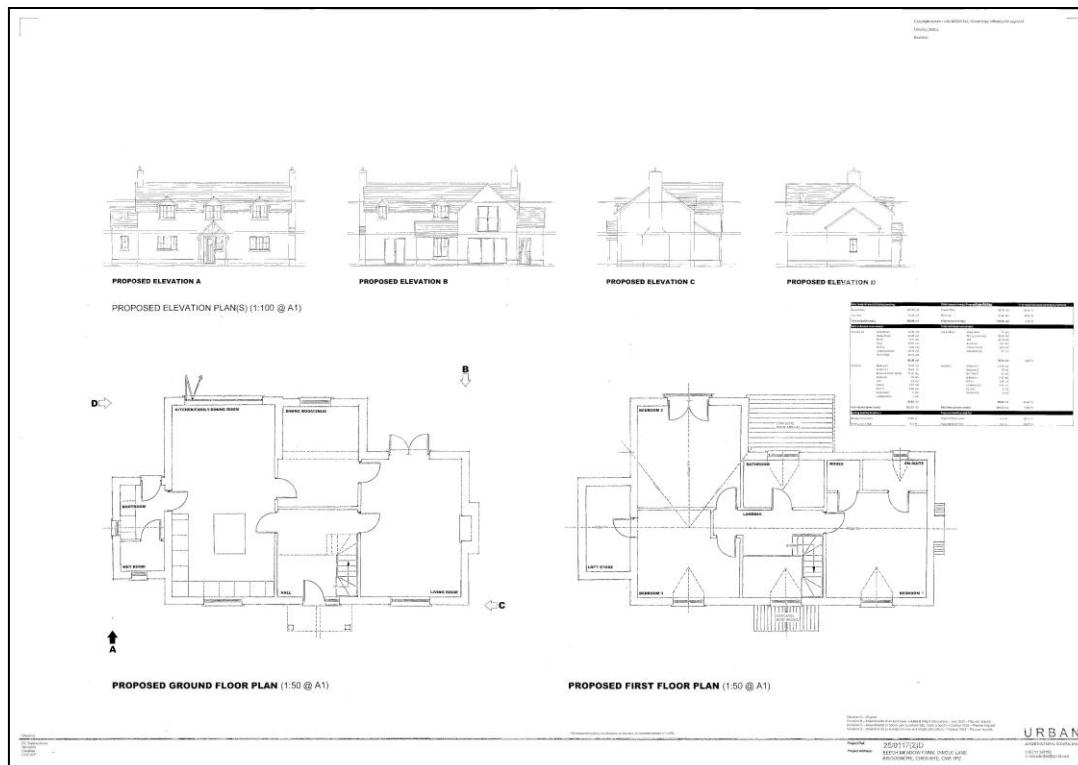
## FLOOR PLAN & EPC RATING –

EPC Rating F



## PLANNING PERMISSION

Planning permission has been granted on 13<sup>th</sup> 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.



*Working for a brighter future together*

**Development Management**

Delamere House  
Delamere Street, Crewe  
CW1 2LL

Telephone: 0300 123 5014  
Email: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)

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

## 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 – 1.82 ACRES OR THEREABOUTS OF GRASSLAND AND BRICK AND TILE BUILDING

The land extends to 1.82 acres or thereabouts of grassland and has access straight onto the A51, the land has water connected and benefits from a 6.81m x 4.24m brick and tile agricultural building. 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 our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

Or

Wright Marshall Estate Agents on 01270 625410 or email [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.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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