

FOR SALE BY INFORMAL TENDER



WOOD FARM

57 WOOD STREET, MOW COP, STAFFORDSHIRE, ST7 3PF

An excellent opportunity to purchase a two bedroom detached stone farmhouse on the edge of the quiet settlement of Mow Cop, with mature gardens to the front, side and rear of the property, together with ranges of outbuildings, yard area and parcels of grassland suitable for the grazing of horses and livestock.

The property offers a possible development opportunity (subject to planning) as it is partially within the settlement boundary and previously full planning permission was granted for two detached dwellings on the yard area.

The house whilst in need of updating and modernisation provides a tremendous opportunity and the extensive curtilage would allow space for the property to be extended and further enhanced subject to acquiring any necessary planning consents.

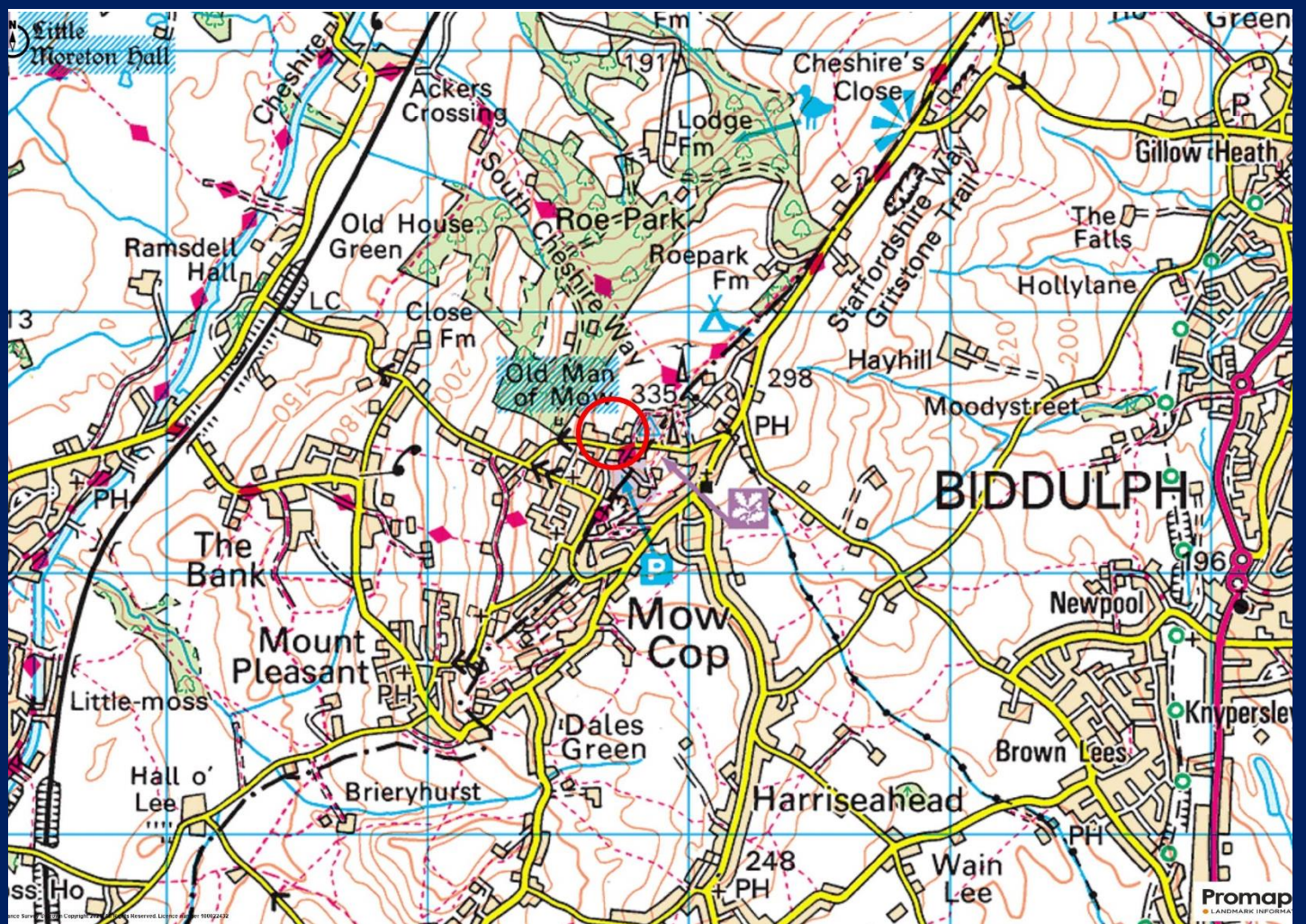
In total extending to approximately 20.36 acres and offered for sale as a whole or in two individual lots as follows:

Lot One – Farmhouse, Yard, Buildings & Land - 1.16 acres

Lot Two - Grassland - 19.20 acres (7.77 ha)

To be sold by Informal Tender

Closing Date for Offers - Thursday 30th September 2021 at 12 noon.



LOCATION

Wood Farm is located on the northern edge of the village of Mow Cop and to the west of the National Trust owned 'Old Man Of Mow' which is a 65ft high gritstone pillar. The property sits in an elevated position with uninterrupted, panoramic views over the rolling countryside and the captivating Cheshire plain stretching out below.

Mow Cop is a beautiful rural village which straddles the Cheshire & Staffordshire border and has the benefit of a number of local amenities. Ramblers and dog walkers can also enjoy the Gritstone Trail and some of the finest walking in the area, with some fantastic ridge walks and many open green spaces.

The nearby towns of Congleton, Biddulph and Kidsgrove are within a very short driving distance and offer a wide range of amenities, inclusive of both primary and secondary schools, shops and restaurants and the North West motorway network is readily accessible with junctions at either Sandbach or Holmes Chapel. Arterial routes provide a link between Stoke-On-Trent and Manchester, as do intercity railway services at Congleton, Macclesfield and Crewe/ Stoke to London.

DIRECTIONS

Leaving Biddulph along Tunstall Road (A527), upon entering Knypersley, turn right at the traffic lights (for Knypersley First School) onto Newpool Road. Continue for approximately 0.6 of a mile and turn right onto Tower Hill Road. Continue along Tower Hill road and after 0.9 of a mile turning left onto Congleton road and immediately right at the Mow Cop Inn onto Castle Road. After 0.4 of a mile Wood Farm can be found on the right hand side of the road as indicated by the Whittaker and Biggs "For Sale" sign.

VIEWINGS

Strictly by Appointment Only on Wednesdays 10am – 12pm and Saturdays 10am – 12 pm, up to the Tender closing date. All viewings will be accompanied by a representative of Whittaker & Biggs.

Please contact our Biddulph office on 01782 522117 to book a viewing time slot.

**LOT 1 – FARMHOUSE, YARD, BUILDINGS & LAND – 1.16 ACRES
(EDGED RED ON THE ATTACHED PLAN)**

GUIDE PRICE - £400,000 PLUS

An attractive two storey farmhouse of traditional stone construction under a pitched Staffordshire tiled roof.

The property internally comprises of the following accommodation:

Ground Floor

Hallway - Original wood door and glazed window to the front elevation, exposed beams, feature arch, staircase to the first floor.

Conservatory (5.05m x 2.57m) - Having windows to rear and side elevation with far-reaching Cheshire views. Sliding patio doors to gardens. Radiator, tiled floor, wall light point.

Dining Kitchen (5.22m x 2.65m) - Having a range of wall mounted cupboard and base units with fitted worksurfaces over incorporating a single drainer stainless steel sink unit with mixer tap over. Integral electric oven with separate four ring ceramic hob & hooded extractor fan over. Hardwood double glazed window to rear aspect, tiled floor, radiator, rear entrance door.

Utility Room (3.89m x 2.63m)- Having plumbing for washing machine, freestanding Belfast sink, radiator. Hardwood double glazed window to rear aspect having Cheshire views on the horizon. Mistral Central heating boiler, tiled floor, access to loft space.

Ground Floor Bathroom - Having low-level WC, pedestal wash hand basin, panelled bath with electric Gainsborough shower over. Fully tiled walls, radiator, obscured window to side aspect, airing cupboard. Access to loft space.

Inner Hallway- having stairs off to first floor giving access to;

Lounge (4.08m x 3.64m) - Having windows to rear and side aspect, feature tiled open fireplace, radiator. Timber part glazed entrance door.

Dining room (3.62m x 2.73m) - Window to front aspect, stone built open fireplace with slate hearth and timber mantle. Radiator, under stairs store cupboard housing electric consumer meters.

First Floor

Landing- Wood glazed window to the side elevation, staircase to the attic.

Bedroom One (3.70m x 2.69m) - Window to front aspect, radiator, built in store cupboard.

Bedroom Two (4.14m x 3.74m) - Window to front aspect, radiator, built in store cupboard.



Externally

There is a small garden to the front of the house with a path to the front door. To the side there is a lawned area, which provides access to the pigsty and former shippon as well as the rear garden. To the rear of the property there is a patio area adjoining the conservatory with a lawn looking out onto the agricultural land and the Cheshire Plain beyond.

Land

To the north and west of the house there are areas of adjoining grassland extending to approximately 0.56 of an acre, which are generally level and well suited to the grazing of horses and livestock. The boundaries are predominantly dry stone walls and post & wire fencing.



Outbuildings and Yard

The yard extends to approximately 0.48 of an acre, excluding the farmhouse and garden. There is an extensive concrete yard area and off which there are a range of outbuildings suitable for a variety of uses, to include a traditional stone lean-to attached to the house, two general purpose storage buildings and a livestock building.

To the north of the house and attached to it there is a stone barn and beyond a part brick and part stone pigsty.

NOTE: The Shepherds Hut currently on the property is not included in the sale

No. on Plan	Building Type	Approximate Dimensions	Description
1	Farmhouse		Traditional Stone Construction with Staffordshire Blue tiled Roof.
2	Traditional Stone Barn	2.50m x 3.70m	Stone outbuilding with a mono-pitched tile roof
3	Former Shippon	5.00m x 3.00m	Traditional stone and mono-pitched tile roof shippon attached to the house. With concrete floor and stalls for three cattle.
4	Pigsty	8.20m x 3.30m	Part brick and part stone construction with a dual pitched tile roof and timber doors.
5	Storage Building	3.50m x 4.00m	A brick and stone building with a tiled roof, concrete floor, timber doors and window to front elevation.
6	Storage buildings	4.00m x 5.00m	Timber framed shed with earth floor, timber doors, asbestos cladding.
		4.20m x 9.60m	Timber framed mono-pitched shed with asbestos roof, concrete floor and double timber doors to front.
		5.00m x 8.00m	Two bay timber pole barn with earth floor, mono-pitched corrugated metal roof and side cladding.
7	Loose Boxes	3.30m x 6.60m	Concrete block building with asbestos mono-pitched roof. Comprising two looseboxes with concrete floor, timber doors and windows.

LOT 2 - 19.20 ACRES (7.77 HECTARES) OF GRASSLAND (HATCHED BLUE ON THE ATTACHED PLAN)

GUIDE PRICE - £150,000 PLUS

Adjoining the yard at Wood Farm, Lot 2 comprises of two parcels of level grassland suitable for both the grazing of livestock and mowing purposes. The land has the benefit of a natural water supply via a spring supply. The land is classified as Grade 4 and has access off Wood Street via a right of way over the area shaded yellow on the attached plan.



GENERAL INFORMATION

DEVELOPMENT POTENTIAL

The property has previously had full planning consent granted for two detached three bed dormer bungalows, together with a three-bay garage and garden store on the former coal yard site. The planning application number was 34834/3 and the planning permission expired in 2007. Details of the expired planning application are available on request from the selling agents or can be viewed at the following web link: <http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=34834/3&query=e33db9daf54c48cfbf057420eab40f59&start=&from=m>

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

Lot 2 if sold separately to Lot 1, is to be granted a right of way along the western boundary of the yard which is marked yellow on the attached plan.

Lot 2 - A public footpath passes through the land from east to west as marked on the plan.

Lots 1 & 2 – There is a secondary access route to both lots via a track as marked green on the plan which leads to the 'Old Man Of Mow'. The track is owned by the National Trust and it is understood that access along the track has been used without interruption for a period in excess of 20 years to access the farmhouse and agricultural land. However, the existence of a prescriptive easement has not as yet been legally confirmed/established by our clients.

The property is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water, electricity supplies, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

SERVICES

Lot 1 - The farmhouse is connected to mains electricity, water and foul water drainage.

Central Heating within the house is provided by an oil fired boiler.

In respect of **Lot 2**, no mains water or electricity supplies are connected, however it does have the benefit of a natural spring water supply.

TENURE AND POSSESSION

Both the farmhouse and Lot 2 are sold freehold with vacant possession granted on completion.



BASIC PAYMENT SCHEME

No entitlements to the Basic Payment Scheme are included with the sale of the property.

ENVIRONMENTAL SCHEMES

The property is not subject to any current environmental schemes.

LOCAL AUTHORITY

Cheshire East, c/o Municipal Buildings, Earles Street, Crewe, CW1 2BJ
Tel: 0300 123 5500

COUNCIL TAX

The property is in Band 'C'.

ENERGY PERFORMANCE CERTIFICATE

EPC rating 'F' (29)

SALE PLANS

The sale plans have been provided by the agents for the convenience of prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct by any error, omission, or miss statement shall not affect the sale. The purchasers must satisfy themselves as to their accuracy.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be required to provide photographic identification and a utility bill providing residency to enable us to comply with the Anti Money Laundering Regulations prior to the acceptance of any offer made for the property.

METHOD OF SALE

The property is offered for sale by Informal Tender.

The closing date for offers to be received by is 12 noon on Thursday 30th September 2021.

A Tender Form is attached to these particulars and only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to "Mrs P. Tinsley, Whittaker and Biggs, 34 High Street, Biddulph, Staffordshire, ST8 6AP and marked "**WOOD FARM- PT**"

The vendor reserves the right to not accept the highest or any offer and all offers submitted are Subject to Contract.

DEPOSITS AND COMPLETION

The successful purchaser will be required to pay a deposit of 10% of the sale price upon exchange of contracts. It is expected that exchange will take place within 28 days of an offer being accepted and that completion will take place as soon as possible thereafter.

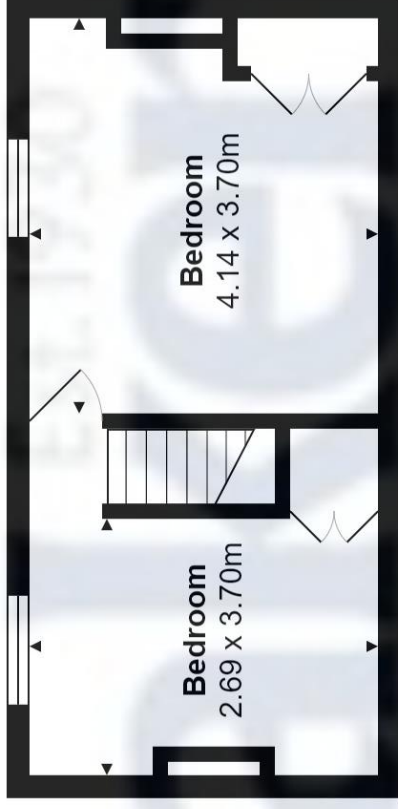
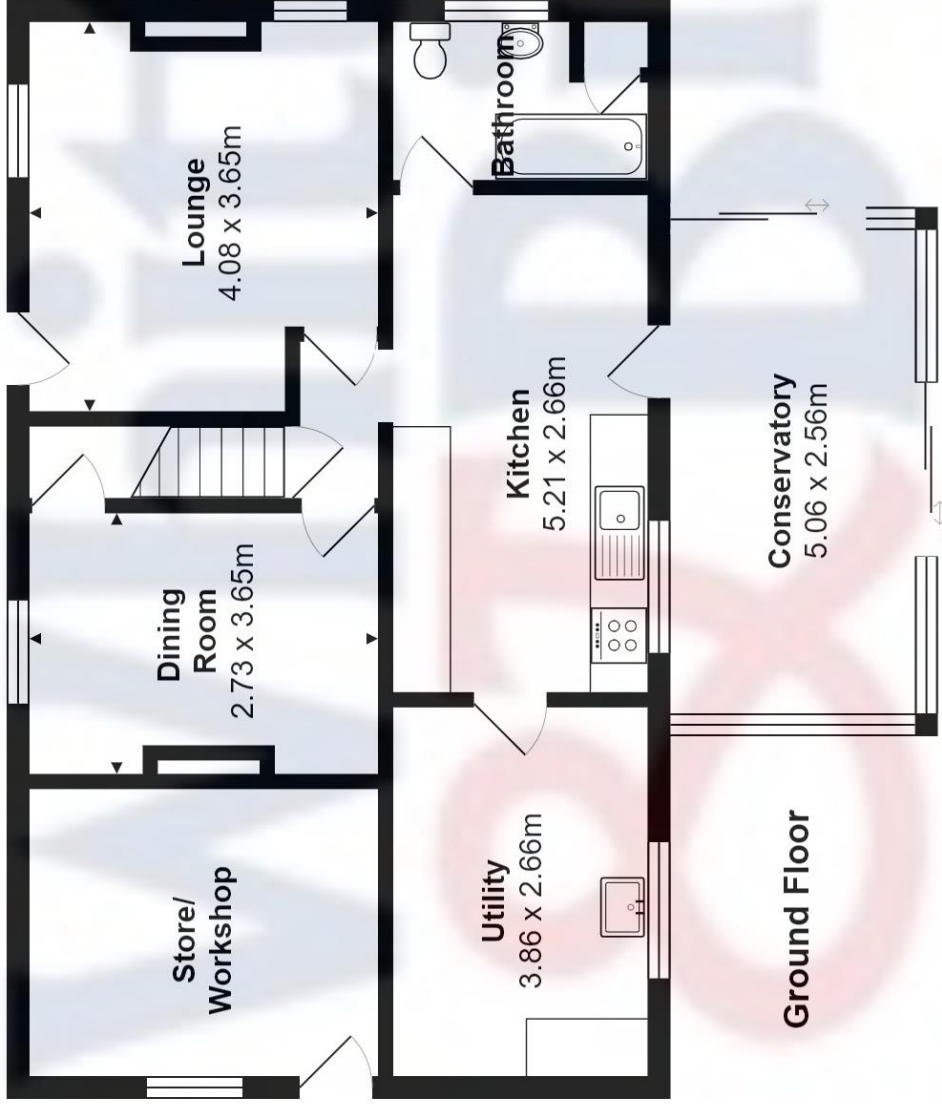
ADDITIONAL INFORMATION CONTACT

Whittaker and Biggs
34 High Street
Biddulph
Stoke-on-Trent
Staffordshire
ST8 6AP
Tel: 01782-522117
Email: biddulph@whittakerandbiggs.co.uk

PARTICULARS

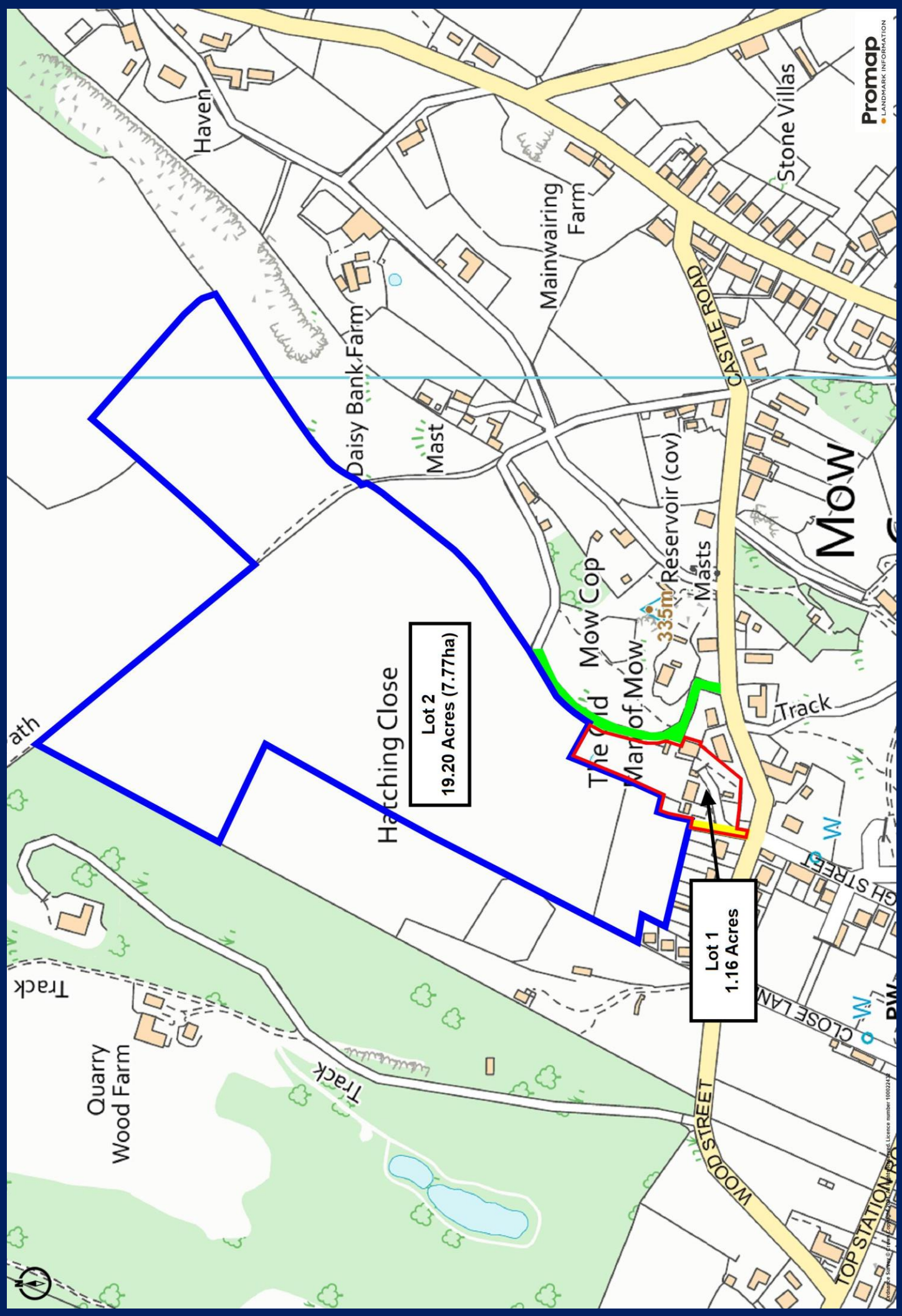
Particulars written August 2021
Photographs taken August 2021

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.



All contents, positioning
& measurements are approximate
and for display purposes only

Total Area: 114.6 m²



SUBJECT TO CONTRACT



Wood Farm,
57 Wood Street, Mow Cop, Staffordshire, ST7 3PF

TENDER FORM

I/We Name
Of Address
.....
.....
Telephone
Number:
Email:

I/We wish to offer the following sum of money for the following Lot/Lots:

Lot	Offer
Lot 1 – Farmhouse & Land - 1.16 acres	£..... Words.....
Lot 2 – 19.20 acres	£..... Words.....
As a Whole	£..... Words.....

In the event of my/our offer being successful my/our Solicitor is as follows:

Name

Firm

Address

.....

.....

Telephone No

Email:

That in order to complete the purchase:

Cash funds are available: YES/NO

Mortgage funding will be required: YES/NO

That our mortgage offer is subject to the following conditions:

.....

Subject to sale of existing property: YES/NO

PLEASE NOTE:

Best and final offers to be received by: Whittaker & Biggs, 34 High Street, Biddulph, Staffordshire, ST8 6AP by 12 noon on Thursday 30th September 2021 and are to be submitted strictly in accordance with the following conditions and provisions:

1. Offers should be in a sealed envelope marked: **“WOOD FARM - PT”** and marked for the attention of Mrs. P Tinsley, Whittaker & Biggs, 34 High Street, Biddulph, Stoke-on-Trent, Staffordshire, ST8 6AP.
2. The offer should contain the following:
 - a. The name and address of the prospective purchaser.
 - b. An offer in pounds sterling set out in both numbers and words.
 - c. The name and address of the prospective purchaser's Solicitor.
 - d. Offers are to be subject to contract only.
 - e. A reference to provide proof of funding should accompany the offer.
 - f. The Vendor reserves the right not to accept the highest or any offer.
3. Offers should be submitted on the basis of a specific sum which is not calculable by reference to another offer. No rising or topping offers will be considered.
4. If offers are submitted on behalf of a third party, the identity and address of the party must be given.