

Park Farm

Holmshaw Lane, Haslington, Cheshire, CW1 5TL

Rostons

LAND & PROPERTY SPECIALISTS

Park Farm

Holmshaw Lane, Haslington

Guide Price - £600,000

Park Farm is a former smallholding with detached residential property, large range of agricultural outbuildings set in approximately 2.01 acres of land. The property has multiple entrances off Holmshaw Lane and allows for expansion and re-development subject to obtaining the necessary planning consents.

LOCATION

Haslington is a sought village within Cheshire East County that balances rural charm with modern amenities and connections to the wider road networks. Nestled between the towns of Sandbach and Crewe, the location is popular for individuals, families and businesses alike.

DIRECTIONS

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APPROXIMATE DISTANCES

Sandbach – Approximately 4.3 miles

Crewe – Approximately 2.4 miles

ACCOMMODATION

Enter the property into a boot room and entrance hall, with a full bathroom off to the side.

BATHROOM

Bath with shower over, w.c. and sink.

KITCHEN

From the entrance hall a traditional kitchen with fireplace, wooden units and tile floor and large window to the side.













DINING ROOM
Off the kitchen with brick fireplace and sliding glass doors to the patio and garden. There is also access to the hallway and stairs.

LOUNGE
Off the kitchen a rectangular room with fireplace and windows to three sides. There is also a door leading to the hallway and stairs.

UPSTAIRS
BEDROOM 1
Off the landing a double room with built in cupboards previously airing cupboard storage and water tank.

BEDROOM 2
Large double room running the full width of the property with windows overlooking the yard & garden.

BEDROOM 3
Double room with window to garden.







GARDEN
Surrounding the residential property to three sides, the wrap around lawned garden offers a quiet space to unwind.

OUTBUILDINGS
An expanse of yard and buildings including traditional brick outbuildings formally used as a dairy with parlour and cattle housing. In addition wooden frame and steel frame agricultural buildings previously used for livestock housing and fodder storage.

SERVICES
Mains water, mains electricity and private drainage.

The services have not been tested, but electricity is provided by EDF and water through WaterPlus (both metered).

The purchaser/s should be aware that the facilities are unlikely to be compliant with current codes. Purchaser should be made aware that if the private drainage system requires updating/replacement, it is assumed that prior to offers being made, associated costs have been considered and are the responsibility of the purchaser.

Interested parties are advised to make their own investigations and no further information will be provided by the selling agents or seller.

COUNCIL TAX
F

EPC
G

CONDITIONS OF SALE

1. The subject property is shown edged red on the attached plan and is sold freehold with vacant possession.

2. There is a discrepancy between the physical boundary adjacent to the lane in the southeastern most point and the boundary depicted on Land Registry mapping. To avoid further delay in bringing the property to the market, the Council will not be seeking an amendment.

3. The Purchaser will be responsible for erecting a stockproof boundary fence between points A – B and maintaining all boundaries shown by an inwards marked 'T.'

4. The property will be sold subject to an overage over a period of 80 years from completion of the purchase. The purchaser will be required to pay an additional sum equating to 50% of the gross increase in value of the property if the purchaser or their successors in title implement or sell the land (or any part of it) with the benefit of, planning permission for the erection of any additional residential dwellings on the property or any part of it. Such provisions will not be triggered













by the extension or replacement of the existing dwelling, but please refer to the draft example overage deed in the information pack and contract for full details.

5. If found, purchasers will be required to sever any water supplies to the Councils retained land and paddock.

6. The purchaser will be required to pay an additional sum equating to 1.5% of the agreed purchase price as a contribution to the Councils costs.

7. The paddock land amounting to shown shaded green and amounting to 3.72 acres or thereabouts will be available to the purchaser on an annual grazing licence at a fixed fee of £930 for the first year. Prospective purchasers should indicate whether they wish to take up this option in submitting any bids.

8. Reciprocal rights will be incorporated into the sale to make provision for the continued use of existing land drainage.

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VIEWINGS

Please contact Rostons on 01829 773000.
All viewings must be made in advance.

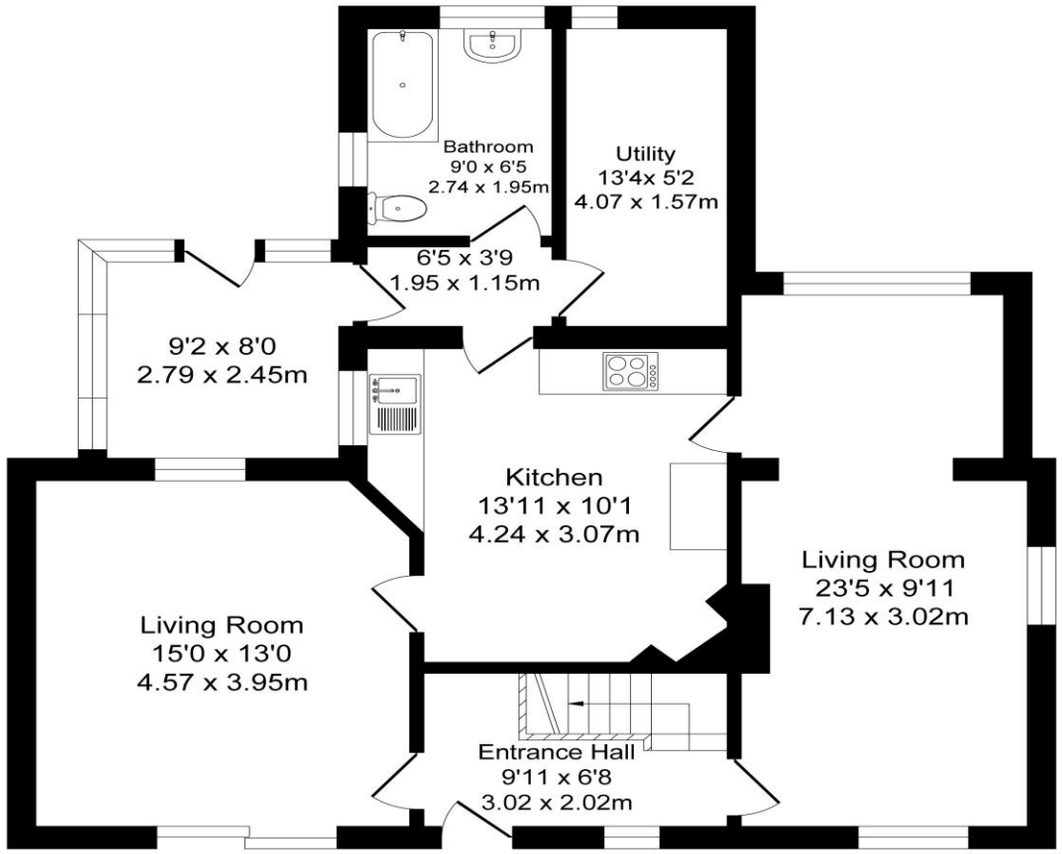




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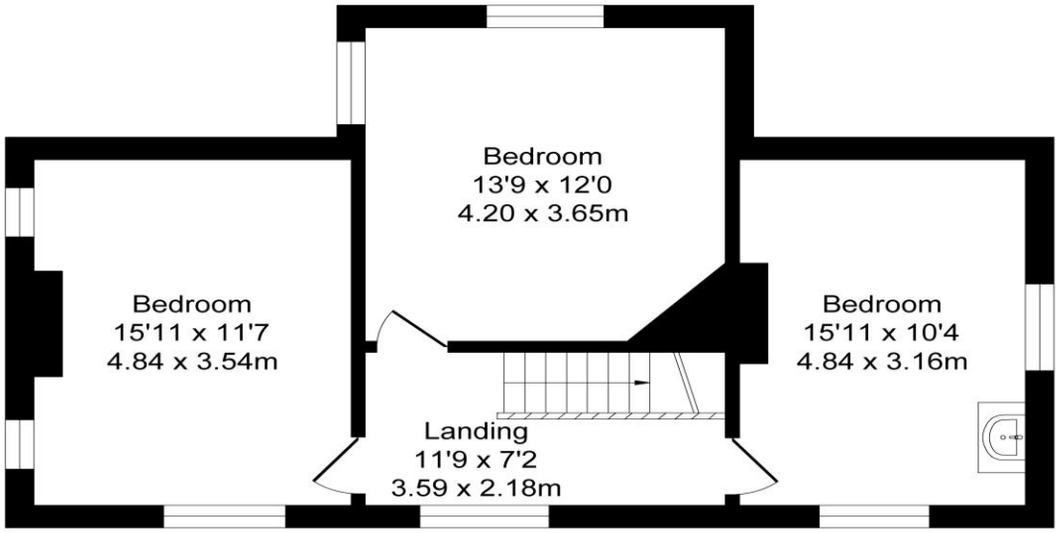
Total Approx. Floor Area 1508 Sq.ft. (140.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 922 Sq.Ft
(85.7 Sq.M.)



First Floor

Approx. Floor
Area 586 Sq.Ft
(54.4 Sq.M.)



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