



For Sale via Private Treaty

Paradise Green Farm

Paradise Lane, Church Minshull, Nantwich, CW5 6EE

Paradise Green Farm provides a unique opportunity to purchase an idyllic small holding located in the heart of Cheshire's open countryside. The small holding would be well suited to equestrian or agricultural uses, provided the occupancy condition on the farmhouse is met.

Lot 1 is set in 11.47 ha (28.34 acres) comprising of a 4-bedroom, red brick farmhouse, three pasture fields and a range of modern and traditional farm buildings.

Lot 2 comprises of 5.26 ha (13.00 acres) of permanent grassland.

LOCATION

The property is located in a peaceful, rural location which is set back from Paradise Lane down a driveway. The house and buildings are surrounded by agricultural land and open fields.

Paradise Green Farm is only 1.5 miles from the popular village of Church Minshull and 7.5 miles from Nantwich.

VIEWINGS

We ask that all viewings of the property are made via prior appointment with the selling agent, by calling the office on 01829 773000 or emailing hollywybergh@rosters.co.uk.

Guide Price – Offers in excess of:

Lot 1 – £725,000

Lot 2 - £100,000

LOT 1 - HOUSE

A four-bedroom, red brick, two storey, double glazed agricultural workers dwelling. The house is surrounded by a wrap around garden which also encompasses the detached garage.

The property boasts views of Cheshire's rolling countryside, with green fields surrounding the property.

Room	Measurements in Metres
Ground floor	
Lounge	3.69 × 5.18
Dining Room	3.01 × 4.25
Living Room	4.84 × 3.03
Kitchen	4.08 × 3.03
Conservatory	2.08 × 4.96
W.C	1.81 × 1.82
Utility Room	1.82 × 1.83
Hall. <i>Stairs leading to:</i>	2.11 × 4.25
First floor	
Bedroom 1	3.65 × 5.20
Bedroom 2	3.03 × 4.24
Landing	3.39 × 5.26
Bedroom 3	3.64 × 3.01
Bedroom 4	2.58 × 2.03
Bathroom	1.79 × 2.99

SERVICES

The property benefits from a single-phase electricity connection, mains water, oil central heating and a private sewage system.

OCCUPANCY CONDITION

The property is subject to an agricultural occupancy condition which requires the occupant to be employed or last employed locally in agriculture or forestry. Please contact the selling agent to see if you could meet this condition.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G. A copy of the EPC can be provided by the selling agent upon request.

GARDEN

At the front of the property is a well maintained lawned garden. To the south of the house is a parking area which has a raised gravel bed and adjoining single garage.

LAND

The whole site extends to 4.71 ha (11.63 acres) of which there is 4.52 ha (11.17 acres) of permanent grassland surrounding the farm steading. There are a number of environmental features within this area including ponds, mature trees and hedges which contribute to the aesthetically pleasing character of this charming small holding.

ACCESS

Access to Lot 1 is taken off Paradise Lane.

COUNCIL TAX – E

FLOOR PLANS

Floor plans are available upon request or on Rightmove.

TENURE

Freehold with vacant possession on completion of sale





BUILDINGS

The buildings at the property comprise a traditional farm building with adjoining modern steel portal framed buildings. The buildings include an implement store, silage clamp and cattle housing area. The property also has a large area of concrete and hard standing surrounding the farm buildings. The traditional building adjacent to the farmhouse has potential to be converted into another residence, office, gym or social area, subject to planning.

Building Number	Construction	Existing Use	Size in Metres
1	Two storey, red brick farmhouse with double glazing.	Ground floor - 7.09 x 8.95 1 st floor - 2.30 x 6.64	
2	Red brick single storey garage.	Garage	2.94 x 3.29
3	Red brick traditional agricultural building with wooden stable doors painted green.	Store Room / Stables	5.12 x 4.10
4	Pole barn with wooden cladding and divisions. Half of which is secured with wooden doors and half which is open sided.	Store Room / Workshop	4.18 x 9.51
5	Wooden pole barn lean-to with a corrugated sheeted roof.	Machinery & Fodder Store	4.12 x 14.55
6	Steel portal frame building clad with a combination of wooden sleepers and corrugated tin cladding, with a concrete floor.	General Storage / Silage Pit	9.96 x 18.84
7	Steel portal frame building with a combination of breeze block/ corrugated tin clad walls and a concrete floor.	Cubicle Shed	11.25 x 18.40
8	Traditional red brick building, two storey in part with a combination of slate and fibre cement roofing.	Former Parlour / Storage Area	9.98 x 16.11
9 & 10	Concrete block walls and concrete floor.	Farmyard Area & Manure Store	12.56 x 17.53 10.84 x 15.50

BASIC PAYMENT SCHEME

The land at Paradise Green Farm is registered for the Basic Payment Scheme in England. The Basic Payment Entitlements are available through separate negotiation with the Selling Agent.

LOT 2

Lot 2 comprises of 5.26 ha (13.00 acres) of permanent pasture. The Lot benefits from having road frontage and an existing access point off Paradise Lane / Woodgreen Lane. The land does not benefit from any services.

LAND GRADE

The land is recorded on the Land Classification Series for England and Wales as Grade 3. Grade 1 being the best and Grade 5 the worst.

SOIL TYPE

According to the Soil Association Survey of England and Wales, the soil is classed as "Crewe" described as slowly permeable reddish clayey and fine loamy over clay. Suitable for dairying on permanent grassland and some cereals.



TRANSPORT LINKS

Bus – Paradise Green Farm is within 1.5 mile of Church Minshull bus stop which has regular links running between Crewe, Winsford and Northwich.

Train – Paradise Green Farm is 8 miles from Nantwich train station.

Airport - The property is within 28 miles of Liverpool (John Lennon International Airport).

DEVELOPMENT RESERVATION

The sale will be subject to a development reservation. The vendor will retain 50% of any uplift of value for any development or change of use other than agriculture or equine over a period of 25 years, including an additional dwelling on the holding.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether the same are described in these details.

DIRECTIONS

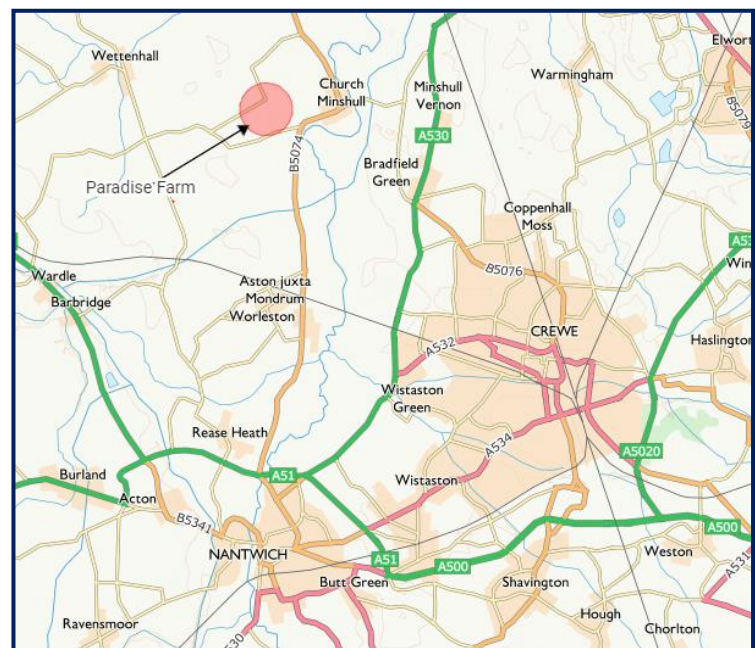
Travel north along the B5074 out of Nantwich towards Minshull Vernon and Winsford for 4.27 miles. At the village of Wades Green turn right onto Minshull Lane. Follow this road for approximately 1.2 miles, taking the first right hand turn onto Woodgreen Lane after a sharp right-hand bend. Follow Woodgreen Lane for 0.68 miles. Take the right hand turn on the first left hand bend as indicated by the Rostons For Sale board.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

SALE PLAN AND 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 on the site and the Ordnance Survey sheet plan. The plans are strictly for identification purposes.



LOCAL AUTHORITY

Cheshire East Council
c/o Municipal Buildings
Earle Street
Crewe
Cheshire
CW1 2BJ
Telephone: 03001 23550

SELLING AGENTS

Rostons Limited
Whitchurch Road
Hatton Heath
Chester
CH3 9AU
Tel: 01829 773000
Email: hollywybergh@rostons.co.uk

VENDORS SOLICITORS

Hall Smith Whittingham
1 Dysart Buildings
Nantwich
Cheshire
CW5 5DP
Telephone: 01270 610300
Email: tg@hswsolicitors.co.uk