



For Sale via Private Treaty

Bridge End Farm, Shipbrook Road, Davenham, Northwich, Cheshire,
CW9 7SA

DESCRIPTION

Bridge End Farm provides a unique opportunity to purchase an idyllic smallholding in the heart of rural Cheshire with an impressive Grade II Listed Farmhouse and a range of modern and traditional agricultural buildings set in 6.55 acres of permanent pasture.

The farmhouse offers lovely accommodation which is set in the peaceful and mature gardens, overlooking the surrounding fields. The farm buildings have the potential for someone to develop their own work or leisure space (for example offices, art or exercise studios or social space) separate from the residence, subject to planning.

LOCATION

This charming smallholding is situated in an idyllic and desirable location in the heart of Cheshire. The property is in a rural setting, yet within close proximity of the desirable village of Davenham which has a village community and a range of amenities.

VIEWINGS

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

DIRECTIONS

From the A556 at the Davenham roundabout, travel south on London Road towards Davenham village, proceed for 0.3 miles before turning left onto Church Street (opposite Odd Fellows Arms). Continue along Church Street, crossing over the bridge and merging into Shipbrook Road. Continue along the road for 0.2 miles where Bridge End Farm will be clearly marked on the right hand side.

FARMHOUSE

Bridge End Farmhouse is timber framed with whitewash brick infill and a tile roof. The property is over two storeys.

It is thought that the main body of the house was originally built in the 17th Century with 19th and 20th Century additions.



Rooms

Ground floor

Entrance Porch with a tiled floor and an attractive oak external door with stained glass panels, leading to the Kitchen.

Kitchen/Dinning with a range of wooden units. The room has a tiled floor, exposed beams and a large feature fireplace.

The kitchen is an L-Shape and provides ample space for dining. The kitchen leads to the utility room (backdoor), the hallway (dining room) and lounge.

Large **Utility / Pantry** leading to the back door of the property.

Lounge with exposed beams, brick mantelpiece and a multi-fuel wood burner. This is a large room that maintains the 'cosy cottage/farmhouse' atmosphere. The lounge leads to the snug/ playroom. The floor is tiled.

Playroom/Snug/Study/Office – A light and airy room with an open brick fireplace. It has attractive Chevron Criss Cross wood flooring.

Hall. From the kitchen leading to the W.C, dining room and the traditional wood stairs.

Dining Room. This is a spacious room with a traditional fireplace. The room is light and airy and overlooks the garden.

W.C with hand basin. This room has an exposed brick wall which was once an outer wall of the property.

There is a brick built detached **garage** with an up and over door.

First Floor

Principle Bedroom / Bedroom 1 – A large double room with an enclosed ensuite that has a shower, wash basin and W.C. Adjoining the principle room is **Bedroom 2**.

Bedroom 2 – Double bedroom which due to its position would be ideal to be used as an ensuite or walk in wardrobe benefitting the principle bedroom.

Bedroom 3 – Double bedroom with a fireplace.

Bedroom 4 - Double bedroom with a fireplace, overlooking the rear gardens and rural surroundings.

Bathroom – A large family bathroom with a white bath, in built wash basin, W.C and separate shower. There is also an inbuilt airing cupboard with a boiler.

LISTING

Bridge End Farmhouse is Grade 2 listed which was added to the register in 1980. The Farmhouse under the listing is described as a mid/late 17th Century property with 19th and 20th Century additions and alterations.



COURTYARD

The driveway opens out into a large and spacious large courtyard which is surrounded by the farmhouse and traditional farm buildings.

GARDEN & GROUNDS

The property is approached via a private driveway which leads to a concreted extensive courtyard/parking area which is surrounded by the farmhouse on the north and the L-shaped traditional buildings.

The mature gardens are well maintained with stocked borders that wrap around the farmhouse. To the rear of the property are vegetable patches along with a greenhouse. The garden overlooks the rural surroundings providing a peaceful and tranquil space.

The gardens have many unique features including a sun dial, a den/hideaway, walkways down to the paddocks, mature trees and mosaque stone flower bed boarders.

LAND

The agricultural land is predominantly permanent pasture with 2 areas of woodland. The land is broadly flat in nature and adjoins the River Dane. Currently the land is grazed thought out summer on an organic farming system.

The land is divided into two fields, with access being along the drive, from the farmhouse or farmyard.

Field Name	Acres	Hectares
Woodland	0.40	0.16
Pasture field	4.22	1.71
Farmhouse, gardens, access and farmyard	1.94	0.78
Total	6.55	2.65

FISHING / SPORTING RIGHTS

These are to be included in the sale.

SERVICES

The property benefits from a mains electricity connection, mains water, private sewage system, and oil-fired central heating. Additionally, there are solid fuel wood burning stoves.

FENCING

The purchasers will be responsible for erecting their own stockproof boundary fence. This will be confirmed (pegged out) as part of the sales contract.

BASIC PAYMENT SCHEME (BPS)

The land is registered for the BPS and the vendor has claimed it in the 2020 scheme year. The purchaser is required to indemnify the vendor for any cross-compliance breach that may affect the 2020 BPS claim. The BPS entitlements are available via separate negotiation with the selling agent.

TITLE AND TENURE

The property is sold freehold with vacant possession upon completion. The property falls under registered title CH603178.

EPC – E

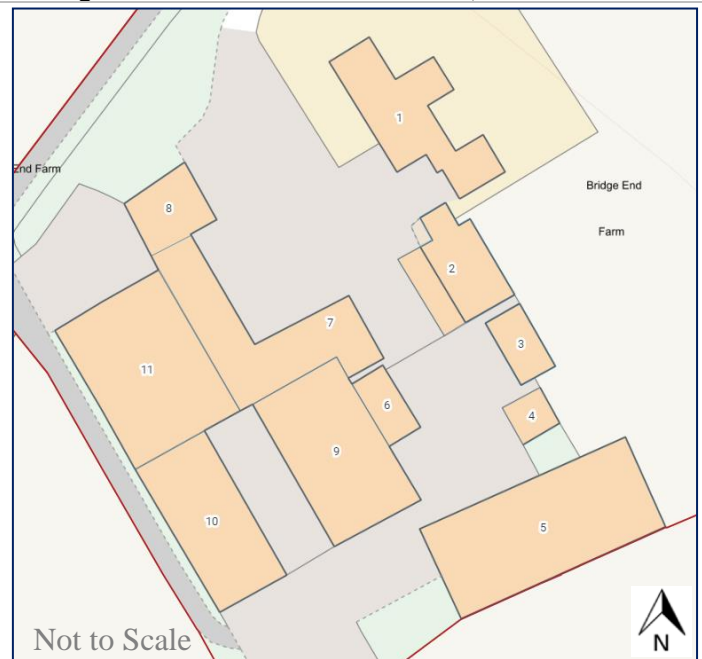
COUNCIL TAX – G

OVERAGE

The property will be sold subject to an overage provision where the vendor will be entitled to 50% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of any planning consent or if any change of use is obtained.

MODERN & TRADITIONAL FARM BUILDINGS

Description	Size
1 – Timber framed Farmhouse with whitewash infill and tile roof	
2 – Mono pitch, steel portal frame building with breeze block walls in part and corrugate cladding to the eaves. There is also a brick outhouse adjoining the barn, used to store garden implements	12.07m x 11.16m
3 & 4 – Red brick stables under an asbestos containing material (ACM) corrugated cladding.	9.90m x 5.42m 5.59m x 5.84m
5 – A pitched steel portal frame building with additional lean to. Corrugated cladding, walls and roof with a hardcore floor.	30.70m x 13.47m
6 – A red brick stable/bull pen	9.98m x 5.05m
7 – A two storey traditional Cheshire brick farm building under a slate roof, positioned in an “L” shape around the front courtyard. This building has great potential for conversion (subject to planning).	25m x 6.09m
8 – A single storey traditional farm building under a corrugated metal cladding roof.	9.03m x 10.06m
9 & 10 – Two identical pitched steel portal frame buildings with breeze block walls in part, and corrugated ACM metal cladding to the eaves and on the roof. The two buildings are inwards facing with a concrete pad for livestock feeding.	13.21m x 22.50m 10.88m x 22.50m
11 – Two adjoining pitched steel portal framed buildings with concrete panels in part and corrugated metal cladding to the eaves and over the roof.	16.45m x 22.31m





TOWN AND COUNTRY PLANNING ACT

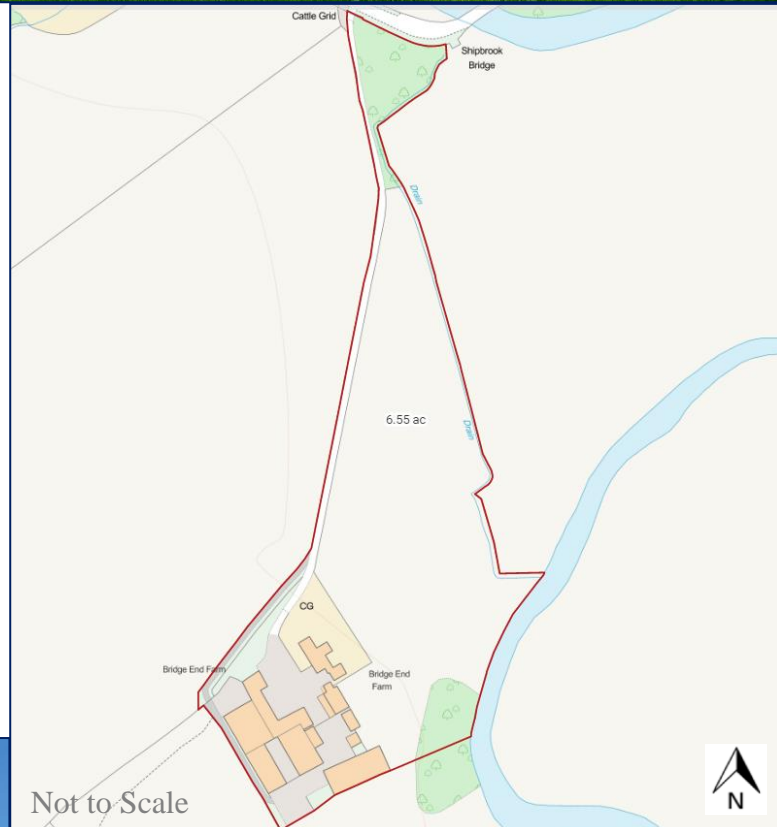
The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

MONEY LAUNDERING LEGISLATION

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

EASEMENTS, WAYLEAVES AND 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 or not the same are described in these particulars of sale.



Not to Scale

SELLING AGENTS

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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 and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.