



Sandycroft Farm, Crabmill Lane, Norley

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Sandycroft Farm, Crabmill Lane, Norley, WA6 8JN

A four bedroom detached farmhouse with a garden, traditional brick building and ancillary farm buildings in a 2.66 acre plot with paddocks, in a rural village location.

Delamere station 1.6 miles (London Euston 2 hours 42 mins), M56 (J14) 8 miles, Chester 12.9 miles

Storm porch | Drawing room/dining room
Kitchen | Utility | 4 Bedrooms | Family bathroom
2.66 acres | 4 Barns | Store | EPC rating: F

The property

The property is an attractive detached farmhouse with a two-storey brick built barn and various ancillary buildings, all in need of renovation and paddocks presenting excellent potential within a sought-after countryside setting.

The 1920's home is entered through a porch into a light-filled multi-aspect open plan drawing/dining room, with a feature fireplace and thick ceiling beams. Alongside is a useful store room, a stairway to the first-floor level and a family bathroom. The accommodation flows further into the well-sized kitchen with its range of wooden cabinetry, adjacent to which is a 13 ft. utility room.

The first-floor landing branches off onto four well-proportioned and bright bedrooms. The Farmhouse has been vacant for some time and is in need of modernisation.

Outside

The property sits in a 2.66 acre plot including two paddocks. The plot is approached along a gated private driveway to a large parking area with space for several vehicles. Established gardens surround the main home, with various

mature trees and shrubs, a small orchard and south and west-facing paved terraces. Beside the driveway is a two-storey brick-built barn which may have potential for residential conversion (subject to planning), with three further agricultural barns on site, along with a useful brick store and hardstanding. The purchaser will be responsible for erecting stock proof fencing between points A-B-C.

Location

The home occupies a rural edge of village location in the popular village of Norley with its village shop, school and public house, whilst Sandiway, Cuddington and the market town of Frodsham provide a further range of everyday amenities. Historic Chester offers even more comprehensive shopping, recreational and leisure facilities, with convenient road links via the M56 and M6, and Delamere station offering frequent rail services to London Euston. Noted nearby schools include Abbey Gate, King's, Queen's and Ellesmere.

Directions

From Strutt & Parker's Chester office, take the A5268 to the A51 eastbound and proceed for 4.6 miles before taking the second exit at the roundabout onto the A54. Continue for 1.6 miles, turn left onto Ashton Lane and in 1.7 miles turn right onto 70 Delamere Road. In 3.2 miles, take a slight right onto Crabmill Lane, where the property will be on the left.



General

Method of Sale: The property is offered for sale by private treaty.

Guide Price: £600,000

Tenure: The property is offered for sale freehold.

Boundaries Responsibilities: The boundary responsibilities are shown with an inward facing 'T' marks on the lotting plan. The purchaser will be responsible for erecting stock proof fencing between points A-D.

Services: Sandycroft farm benefits from mains gas, water and electricity and private sewerage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Wayleaves, Easements & Rights of Way: The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not.

Vendors Costs: The purchaser(s) will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendors legal and surveyor's fees.

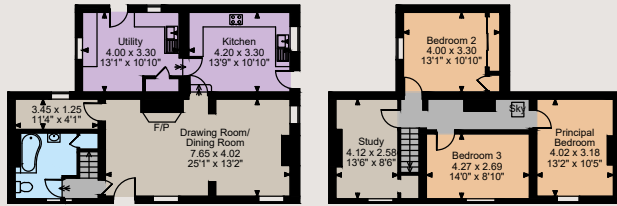
Sales Particulars & Plans: The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct but neither the vendor nor their agents shall be held liable for any error, misstatement, fault or defect in the particulars and plans, neither shall such error, misstatement, fault or defect annul the sale.

Reservation and Future Development Rights:

The property is sold subject to a reservation of future development rights whereby the vendor reserves the right to 50% of any increased gross value for a period of 80 years in the event that planning consent is obtained for residential development over and above the present residential dwelling. Payment is due when either the planning consent is implemented or the site is sold with the benefit of planning consent.

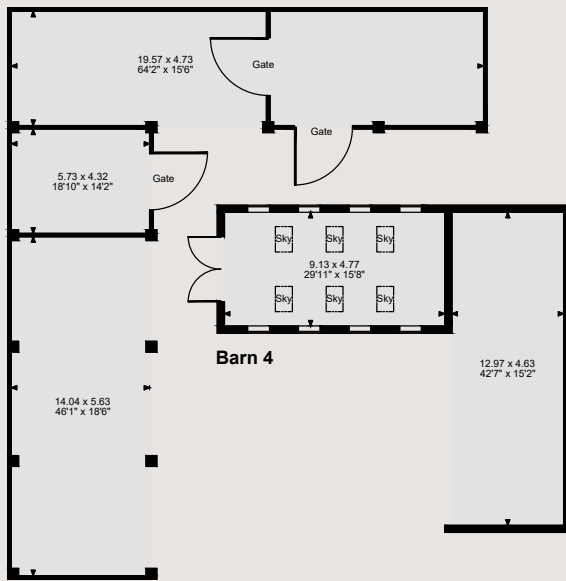


Sandycroft Farm, Crabmill Lane, Frodsham
 Main House internal area 1,484 sq ft (138 sq m)
 Store & External Room internal area 121 sq ft (11 sq m)
 Barns internal area 6,354 sq ft (590 sq m)
 Total internal area 7,959 sq ft (739 sq m)

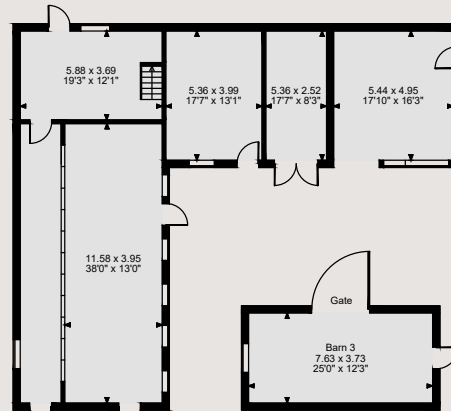


Ground Floor

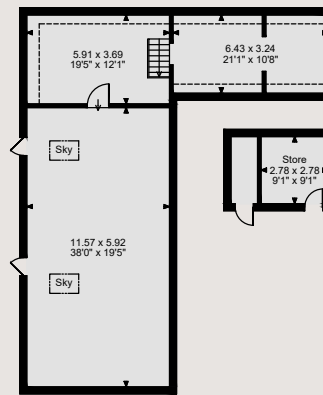
First Floor



Barn 4



Barn 2 Ground Floor



Barn 2 First Floor



Town & Country Planning Act: The property notwithstanding any description within these particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution of Notice which may or may not come to force and also subject to any statutory or bylaw without obligation on the part of the vendor to specify them.

Basic Payment Scheme: There are no entitlements included in the sale.

Viewing: Strictly by appointment through Strutt & Parker on 01244 354 888.

Local Authority: Cheshire West & Chester Council.

Council Tax: Band E

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Chester

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Denotes restricted head height

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