

**FOR SALE BY PRIVATE TREATY**

**Moss Farm, Chorlton Moss  
Baldwins Gate  
Newcastle ST5 5DS**



- **Traditional 14.63 Acre (5.921 Hectares) Agricultural Smallholding**
- **Including Detached Cottage in Need of Complete Restoration or Replacement (Subject to Planning)**
- **To be Sold as a Whole or in 3 Lots**
- **Premium Location Adjoining the Popular Village of Baldwins Gate**

**OFFERS INVITED**

## Directions

Moss Farm, which has frontage to both Chorlton Moss and the A51 at Hill Chorlton, is approached from Sandy Lane, Baldwins Gate. This is a road that runs between the A53 and the A51, at the southwest end of the village and Chorlton Moss is the only turn off it.

## General Note

This is the proverbial rural blank canvas in one of the prime residential areas of North Staffordshire. Let on a long term basis for many years, until the recent death of the Tenant, Moss Farm now comes to the market as one of the best restoration projects to do so in recent times.

Available as a whole, or in 3 lots, the property combines an elite residential potential with an opportunity for an equestrian or hobby farming activity.

## Description

### Lot 1 – Farmhouse, Buildings and 5.62 Acres (2.274 Hectares)

The present detached structure, brick built beneath a pitched tiled roof, incorporates most of the farm buildings within its footprint, thereby enhancing the overall square footage.

The present accommodation provides:-

**Front Door** opening into **Living Room**:- 13' 6" x 13' 3" (4.11m. x 4.04m.) with a beamed and raftered ceiling, and brick fireplace fitted with a cast iron stove. Electric night storage heater.



**Sitting Room**:- 13' 4" x 11' 11" (4.06m. x 3.63m.), again with beamed and raftered ceiling and a fireplace with a stone chimney breast that is fitted with a cast iron stove. Electric night storage heater.



**Kitchen:** 11' 9" x 9' 10" (3.58. x 3m). Currently appointed with a Rayburn Range and limited base and wall cupboards, incorporating a stainless steel single drainer sink unit.

**Utility Room:-** 12' 1" x 8' 10" (3.68m. x2.69m.), with electric night storage heater and **Staircase to First Floor Landing.**

**Bedroom 1:-** 13' 3" x 11' 9" (4.04m. x 3.58m.).  
Electric night storage heater.

**Bedroom 2:-** 13' 6" x 13' 2" (4.11m. x 4.01m.).  
Electric night storage heater.

**Bedroom 3:-** 12' 3" x 6' 4" (3.73m. x 1.93m.).  
Electric night storage heater and **Cupboard** fitted to stairhead.



**Bathroom/WC:-** 12' 1" x 10' 1" (3.68m. x 3.07m.).  
Contains a panelled bath, close coupled WC and pedestal wash hand basin.  
There is a shower cubicle and an **Airing Cupboard** fitted with a copper cylinder. Electric night storage heater.

Adjoining the Kitchen is the rear entrance **Conservatory:-** 8' 6" x 11' 10" (2.59m. x 3.61m.), with WC leading off in one corner. At the rear of the above is:-

**Former Dairy:-** 15' 9" x 12' (4.80m. x3.66m.), behind a pair of timber doors and having a **Loft** over.

**Pump Room:-** 10' 10" x 4' (3.30m. x 1.22m.).

**Former Shippon for 8:-** 27' x 13' (8.23m. x 3.96m.)

Outside, but connected to the main structure, is a **Former Laundry**:- 9' 5" x 6' 4" (2.87m. x 1.93m.) and a **Pigsty** with outside run.



A separate brick and tile **Single Storey Building** provided a **Loose Box**:- 8' 7" x 17' (2.62m. x 5.18m.) and a **Shippon for 5**:- 12' 3" x 16' 2" (3.73m. x 4.93m.)

In addition to the above, there is a **Greenhouse**, a concrete sectional **Single Garage**, and part timber, part steel framed **2 Garages** with corrugated iron or asbestos roof and cladding.

The farmhouse has a small formal Garden, and the land is divided up into 1 large field and 3 smaller enclosures.

SJ7840	6652	1.77
SJ7840	7647	<u>3.85</u>
<b>Total</b>		<b>5.62 Acres</b>

**Lot 2 - 7.65 Acres (3.095 Hectares) of Land in 3 Enclosures**

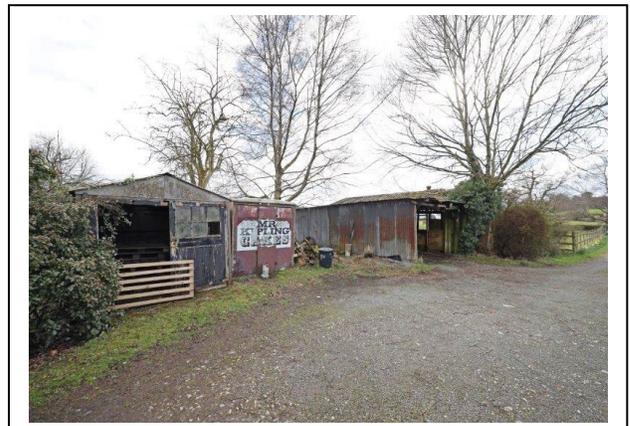
These are 3 excellent fields of permanent pasture enclosed by live hedgerow and accessed directly off the A51, Stone to Market Drayton Road. Subject to Highway approval, there is potential to create an additional gateway onto Chorlton Moss, if required.

SJ7840	5944	1.18
SJ7840	6341	2.33
SJ7840	5732	<u>4.14</u>
<b>Total</b>		<b>7.65 Acres</b>

**Lot 3 – 1.36 Acres (0.679 Hectares) Paddock at Chorlton Moss**

A single enclosure of permanent pasture and an excellent pony paddock, or leisure field.

SJ7840	6564	1.36
<b>Total</b>		<b>1.36 Acres</b>





**Services**

Mains water and electricity are connected to the farmhouse and buildings. A supply of water from Lot 1 to Lot 2 will be severed at completion if sold to different purchasers.

**Tenure and Possession**

The property is to be sold freehold with vacant possession.

**Local Authority**

The Local Authority is Newcastle Borough Council and has a Council Tax Band of G.

**Basic Payment Scheme**

There are no entitlements to claim the current subsidy to be transferred with the Freehold Title.

**Viewing**

Block viewings will take place as demand dictates, by appointment through the Agents. Please telephone 01785 850866

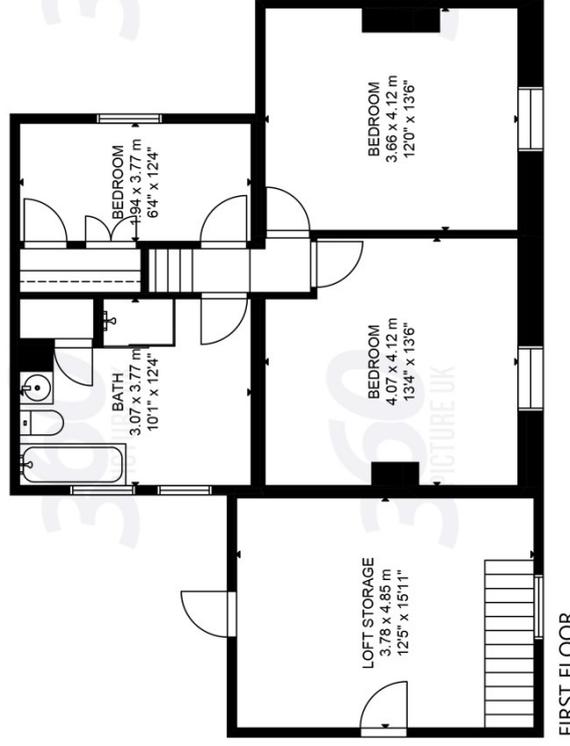
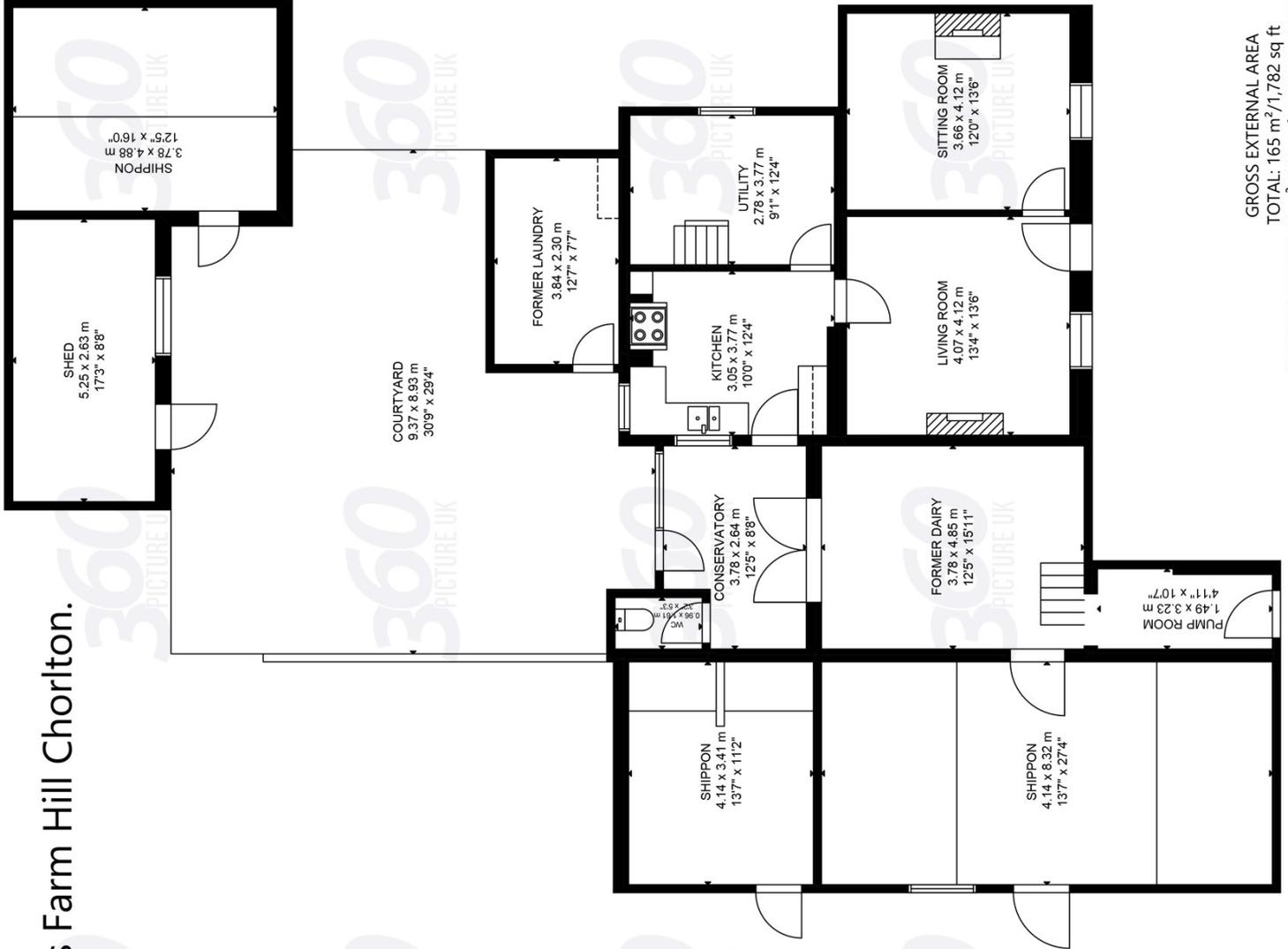
**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24   F	
1-20	G		

**PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS**

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

# Moss Farm Hill Chorlton.



GROSS EXTERNAL AREA  
 TOTAL: 165 m<sup>2</sup>/1,782 sq ft  
 GROUND FLOOR: 84 m<sup>2</sup>/906 sq ft, FIRST FLOOR: 81 m<sup>2</sup>/876 sq ft  
 EXCLUDED AREA: MILKING PARLOUR: 93 m<sup>2</sup>/1,000 sq ft, COURTYARD: 66 m<sup>2</sup>/706 sq ft  
 SHED: 14 m<sup>2</sup>/149 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.