

For Sale by Private Treaty

Hillview Farm, Tower Hill Road, Mow Cop, Stoke-on-Trent, ST7 3PS



- **3 Bedroomed bungalow enjoying extensive views**
- **Large range of buildings**
- **48 acres in total**
- **Bungalow built under an Agricultural Occupation Condition**

OFFERS IN THE REGION OF £1,250,000

The property offers a 3 bedroomed detached bungalow constructed with an Agricultural Occupation Condition Planning Permission some 30 years ago, a range of buildings including cattle yards, fodder storage and buildings currently used as engineering workshops together with a large area suitable for external storage.

The land surrounds the property and is all down to grass with the exception of a small area of woodland.

The property is placed enjoying extensive near and local views and looking over the town of Biddulph and away to Biddulph Moor, Bosley towards the Buxton/Macclesfield area.

The farm is close to the village of Mow Cop but within easy driving distance of Biddulph and to the Potteries conurbation.

DESCRIPTION

The bungalow has rendered walls and a pitched tiled roof over.

The accommodation comprises:-

Entrance is currently through pedestrian door to the **Utility Room (2.96x x 3.27m)** with tiled floor, radiator and plumbing for automatic washing machine.

Kitchen/Living Room (9.03m x 3.8m) with range of fitted kitchen units to wall and floor and incorporating a sink until and Hygena lux oven with induction hob over.



A brick recess has been construction to contain the Stanley Oil Fired Range which provides hot water and central heating. There is a pleasant sitting area with views out over the garden and beyond.

A central corridor runs through the bungalow and provides access to a large loft space.

Lounge/Dining Room (9m x 3.95m) A large through room enjoying views out over both front and rear gardens. A brick recess contains the wood burning stove and there are two timber beams to the ceiling. Off the dining area which has a boarded floor, is a set of UPVC French doors leading to outside. The lounge area is carpeted and looks out over the garden and the hills beyond through a bowed window.





Bedroom 1 (3.7m x 4.91m) overlooking the garden and with **Ensuite** half tiled **Shower Room** containing wash hand basin, low level w.c. and shower unit with MIRA in shower over.

Bedroom 2 (4.22m x 3.7m) overlooking the rear garden.



Bedroom 3 (4.34m x 3.75m) also overlooking the rear garden. This room is currently used as a sewing room.

Good sized **Family bathroom** containing panelled bath, shower unit, wash hand basin and airing cupboard with hot water tank.

OUTSIDE

To the front and rear of the bungalow are extensive lawned gardens.

FARM BUILDINGS

The buildings are arranged in a grouping to make easy work and are all approached off concreted areas. They comprise:-

Building 1 containing Office (4.5m x 3.7m) together with workshop (**15.6m x 4.5m**) this building was previously constructed for pig rearing with a high level of insulation.

Building 2 Office and Storage Building (2.66m x 11m) together with an adjacent lean to/storage area (**3.88m x 11.2m**)



Building 3 An enclosed building with double doors used for storage and as a workshop (**13.5m x 6m**).

To the rear is **Building 4** comprising a 3 bay cattle building with provision for penning and feed fence fitted to access passage (**18.2m x 12.7m**). Adjacent to this building is a hard core area used for the storage of baled silage.



Building 5 is an open sided Dutch Barn.

Adjacent to this is an enclosed yard used for cattle sorting and FYM storage giving access to **Cattle Building 6 (14.1m x 8m)** with feed fence to a manager and cattle brace.

Building 7 a cattle shed (**15.1m x 13.5m**) also with access to the yard and designed for a driveway central feed passage.

Building 8 is an enclosed secure workshop with double doors (18.6m x 5.25m).



The balance of the yard comprises a good hard area currently used for the storage of lorries and heavy goods vehicles and also for the general storage of farm implements and building materials.

THE LAND

The land surrounds the property and is down to grass and capable of growing good crops for both mowing and pasture. There is an area of woodland adjacent to the buildings which incorporates a spring fed pond which can be further utilised for leisure purposes.

SERVICES

Mains water and electricity are connected to the property where drainage to the house is to a septic tank and from the farm to general storage areas. Oil fired central heating from the Stanley Range is radiator distributed throughout the property.

GENERAL

Licence for 1 HGV.

DIRECTIONS

From the village of Mow Cop proceed along Mow Cop Road continuing for approximately 0.5m until it meets with Congleton Road. Proceed along Congleton Road until you meet with the Junction of Tower Hill Road. Turn right onto Tower Hill Road then proceed along for approx. 0.3m. The property is situated on the right hand side cleared marked by HP & Company For Sale board.

TENURE AND POSSESSION

The property is freehold with vacant possession of the whole.

LOCAL AUTHORITY

The Local Authority is Staffordshire Moorlands District Council.

VIEWING

The property is to be viewed strictly by appointment with the agents Hinson Parry & Company Stone Office Telephone (01785) 850666.



GROUND FLOOR
APPROX. 1679.4 SQ. FEET

TOTAL AREA: APPROX. 1679.4 SQ. FEET

Plan produced by www.firstproperty-services.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register and entitlements can transfer with the land.

Please note that the Vendors have applied for Basic Payment Scheme in the current year and will retain the payment.

PROPERTY MISREPRESENTATION ACT, 1991: 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.

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