



Cattle Arch Farm

Coppenhall, Crewe

Carter Jonas

Cattle Arch Farm
Maw Green Road
Coppenhall
Crewe
CW1 4HH

4.72 acre smallholding set
on the edge of Crewe.

Cattle Arch Farm consists of a generous four bedroomed detached farmhouse set within extensive grounds. The property includes a small range of outbuildings together with level grassland extending to circa 4.18 acres.

In all extending to circa 4.72 acres (1.99 hectares).

For Sale as a whole, or in two lots.

Carter Jonas



Property

The Property comprises a smallholding with a farmhouse, outbuildings and grassland.

Location

Cattle Arch Farm is located on Maw Green Road on the edge the railway town of Crewe in Cheshire. The property adjoins the Crewe to Manchester railway line on the eastern boundary with Maw Green Road on the northern boundary and a residential cul de sac to the west. The property is located approximately 1.7 miles to the north of Crewe Town centre by road. The property has direct road links via the A500 and the A534 to the M6.

Land

The land is level in nature and accessed off the yard with a mix of stock proof fencing and mature hedgerows. The property is triangular in shape and divided into three field parcels with interconnecting field gates. The railway line runs along the eastern boundary of the property with a secure fence, a ditch runs along the western boundary and Maw Green Lane along the northern boundary. At the southern end of the land is an electricity pylon with the three cables running the length of the property to the pylon on the opposite side of Maw Green Road. The Landis Soilscales viewer identifies the soil as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The soil is identified as being most suitable for grass production with a moderate fertility. The Land Classification System identifies the land as being Grade 3 which is good to moderate quality agricultural land.

Farmhouse

A detached house of red brick construction under a pitched slate roof with a mix of timber framed and uPVC windows. On the ground floor, the house benefits from two large reception rooms, kitchen, utility, laundry and w/c. The first floor includes a master bedroom with ensuite, family bathroom and three double bedrooms. The property requires updating.

Farm Buildings

The stable block outbuilding extends to 59m2 and is of brick construction under a pitched corrugated asbestos sheet roof with timber stable doors. The barn is 58m2 and consists of a mono pitched box profile sheet roof and a mixture of external cladding. The car port extends to 38m2 and is of timber frame construction with a concrete floor, an open front and corrugated metal sheet cladding on the side and rear walls and on the mono pitched roof.



Floor plan

Cattle Arch
Mawgreen Road, Crewe

Approximate area:

House:
2,336 Sq Ft / 217 Sq M

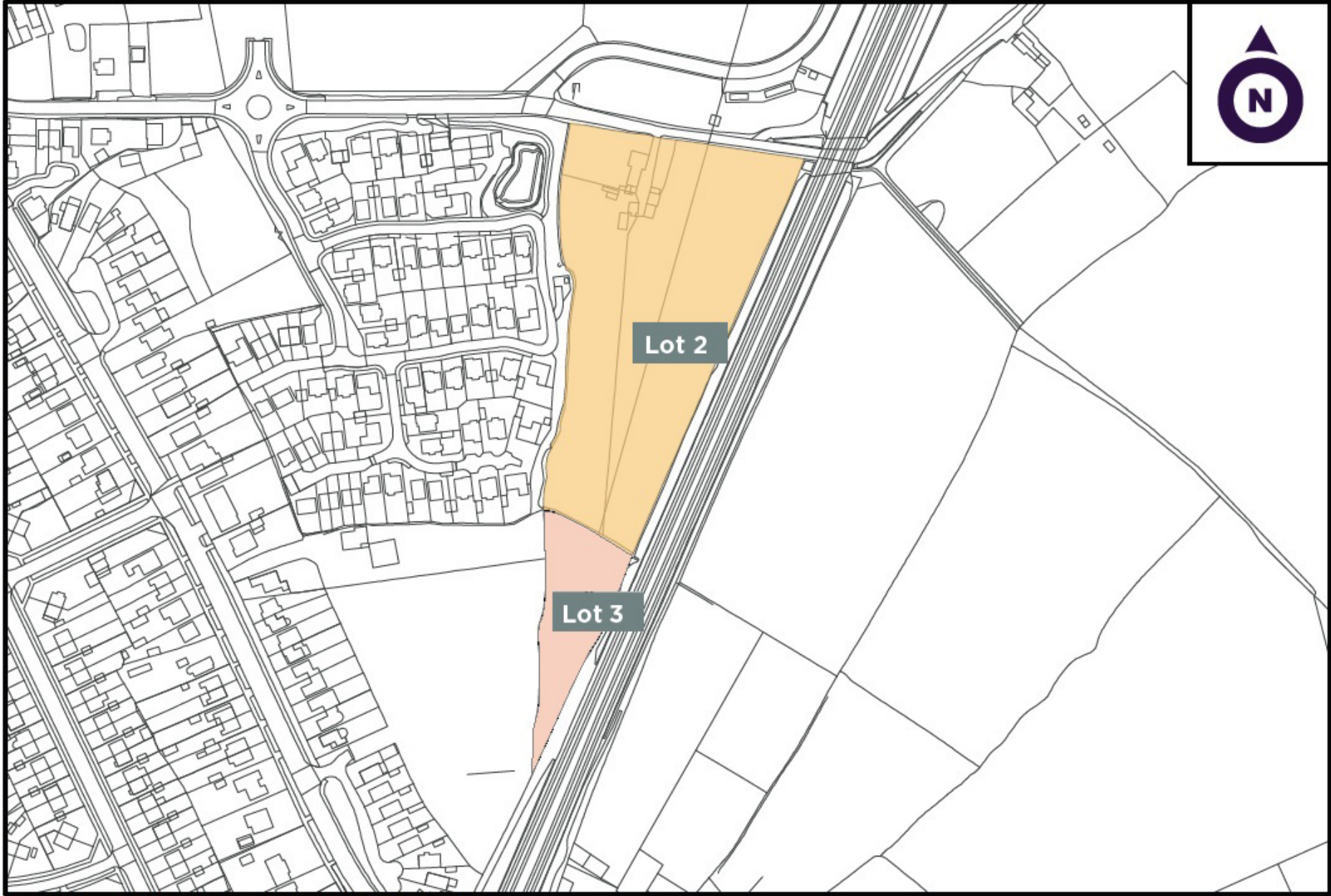
Carport:
410 Sq Ft / 38 Sq M

Outbuildings:
633 Sq Ft / 59 Sq M

Barn & WC:
626 Sq Ft / 58 Sq M

Total:
4,005 Sq Ft / 372 Sq M





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Method of sale

For sale as a whole or in two lots.

Tenure & possession

Freehold with vacant possession.

Planning

Within close proximity, Site LPS 7 (Sydney Road) lies to the east and benefits from a housing allocation of 525 new homes. Given the sustainable location of The Site and surrounding residential land uses, there could be future development potential subject to the necessary planning consents.

Overage

Subject to 30% clawback over 25 years. Further details available from the selling agent.

Services

Private septic tank, oil fired central heating, broadband, mains electricity and water.

Wayleaves, easements & rights of way

Deed of Grant with SP Manweb for the overhead line, cable and tower.

Council tax

Rated Band: F

EPC

Current rating: F
Potential rating: C

Local authority

Cheshire East Council
Municipal Buildings, Earle Street,
Crewe CW1 2BJ

Viewings

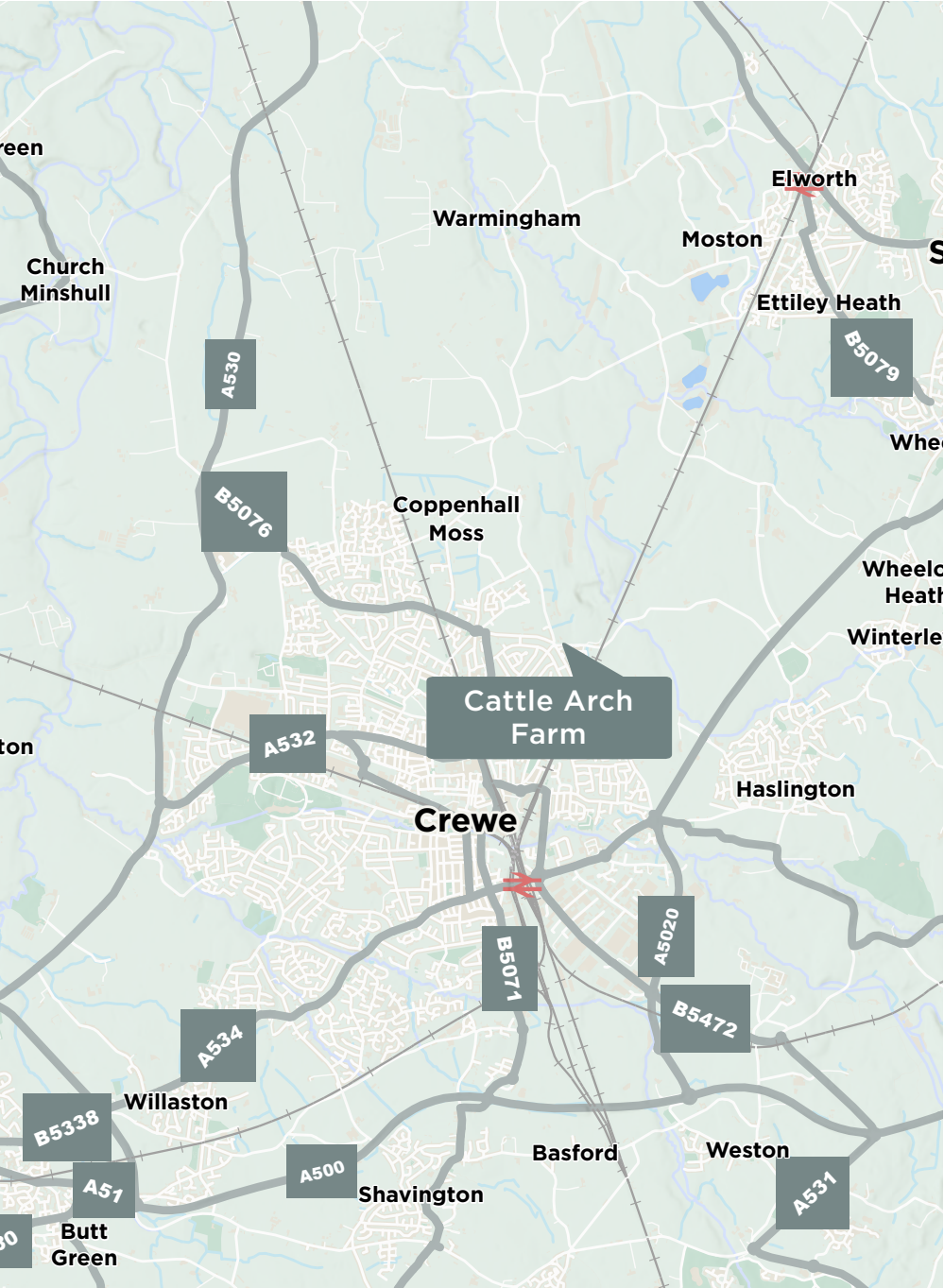
Strictly by appointment with the selling agent.

Directions

Travelling east along Maw Green Road, continue straight over at the first roundabout with Ridding Drive. Cattle Arch Farm will be found approximately 200m on your right hand side, before you reach the railway bridge.



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Shrewsbury

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