



HEATHERDALE FARM

CHESWARDINE | MARKET DRAYTON | TF9 2SH





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Cheswardine 3 miles | Market Drayton 6 miles | Stafford 14 miles | Stoke-On-Trent 17 miles | Telford 18 miles
(all mileages are approximate)

A VERSATILE 95 ACRE FARM FEATURING A PERIOD FARMHOUSE,
DETACHED BUNGALOW, AND A RANGE OF OUTBUILDINGS

Circa 2,000 sq ft period Farmhouse
Agriculturally Tied Detached Bungalow
Range of Traditional and Modern Buildings
Equestrian Facilities
Extending, in all, to around 95 acres



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Heatherdale Farm is a versatile former dairy farm which extends, in all, to around 95 acres and comprises an imposing four-bedroom period farmhouse, a detached three-bedroom bungalow (agriculturally tied), a flexible arrangement of modern and traditional buildings, and an array of gently undulating pastureland, alongside a number of stocked ponds.

Such is the scope of the property that it could readily serve further agricultural ventures, equestrian pursuits, or may suit those seeking to create an outstanding rural residence.

SITUATION

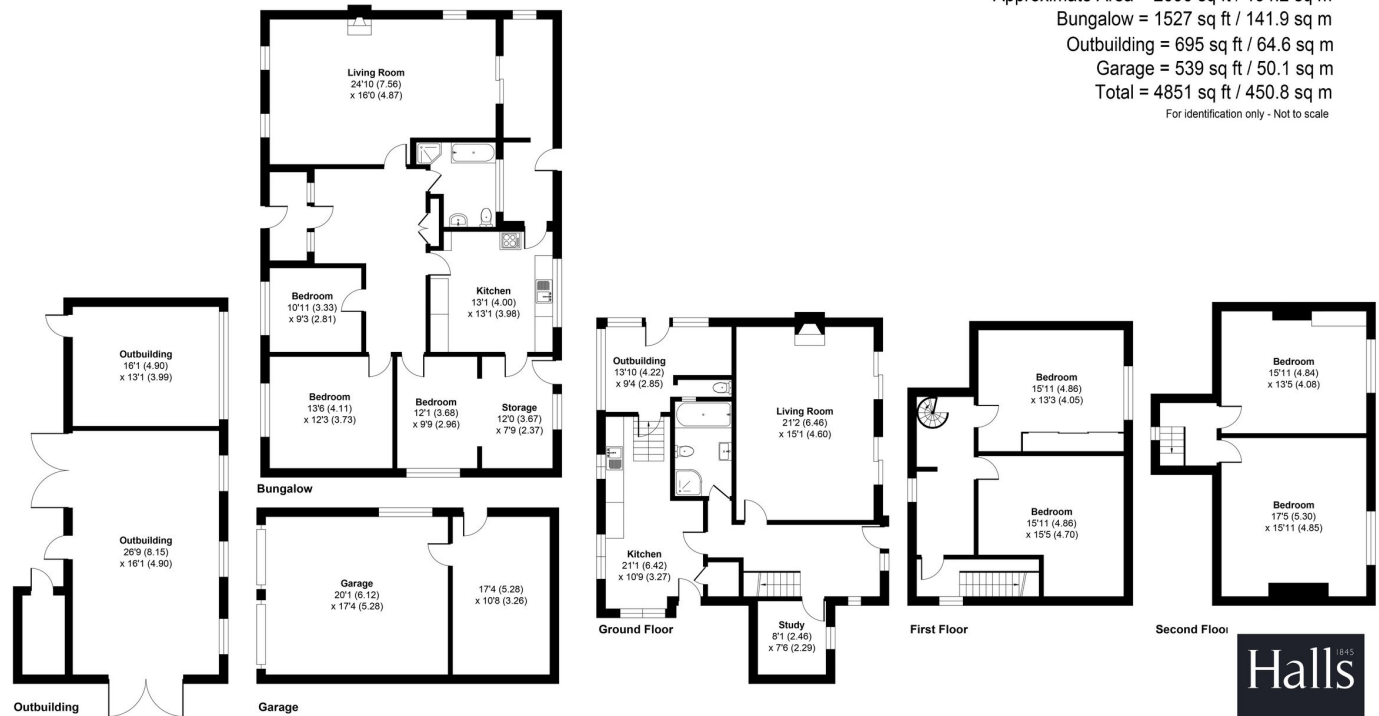
Heatherdale Farm occupies an idyllic position on the Shropshire/Staffordshire border, set against the backdrop of rolling fields which has made this area so notable within the agricultural community.

The property lies around 3 miles to the north of the rural village of Cheswardine, which provides a respectable range of day-to-day amenities, including Schools, Public Houses, and Convenience Stores, whilst retaining a convenient proximity to the town of Market Drayton.

Further afield, the larger centres of Stafford, Stoke-On-Trent, Telford, Shrewsbury, and Chester all lie within easy reach, with Birmingham reachable by car in under an hour.

THE FARMHOUSE

The farm centres around a substantial period farmhouse which offers excellent scope for modernisation and, potentially, extension into the adjoining traditional buildings (LA consent permitting). At present, the farmhouse extends to some 2,100 sq ft and comprises an internal arrangement typical of its era, with a range of flexible reception rooms joined by four well proportioned Bedrooms which are positioned to the upper floors.



Approximate Area = 2090 sq ft / 194.2 sq m
Bungalow = 1527 sq ft / 141.9 sq m
Outbuilding = 695 sq ft / 64.6 sq m
Garage = 539 sq ft / 50.1 sq m
Total = 4851 sq ft / 450.8 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lema-Media for Halls.

TEGWELL SHELTIES (AGRICULTURAL TIE)

Conveniently arranged across a single storey and extending to 1,500 sq ft, with scope, again, for further modernisation, the bungalow stands as a separate dwelling, offering potential for those with multi-generational requirements. The bungalow lies within dedicated gardens featuring a selection of canine housing, utilised in connection vendors' business.

OUTBUILDINGS

Heatherdale Farm boasts a versatile array of modern and traditional buildings, these conveniently arranged around the homestead. In recent years, many have been utilised for the vendors' equestrian interests and are joined by a floodlit outdoor arena. A number of the buildings may offer scope for development (LA consent permitting).





LAND

The farmhouse is encompassed by a tranche of gently sloping pastureland which has been conveniently segregated into a number of comfortably sized parcels, ideally suited to a range of livestock.

The land moves north to a connected series of interconnecting pasture fields which have, again, been segregated into conveniently sized parcels and are accessed past a series of stocked ponds and over Coal Brook, which provides access to water. Independent road access is available to the northern block.

The land has previously been utilised in connection with dairy farming but now serves the grazing of sheep and the vendors' livery business.

A further parcel extending to just under 6ac lies over a quiet country lane to the north east of the main block and features a natural pond and independent road access.

LOTING

Consideration will be given to smaller lots upon request.

SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including Cheswardine Primary and Nursery, Hugo Meyenell CofE, The Grove School, Walton Hall Academy, The Yarlet School, Acorn Wood, St.Dominics, Stafford Grammar, and Haberdashers Castle House.

METHOD OF SALE

The property is offered for sale by private treaty. Available as a whole or in lots.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SPORTING RIGHTS

The sporting rights, such as they are, are in hand.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Heatherdale Farm - D / Tegwell Shelties - E

DIRECTIONS

What3Words [///spades.bathtubs.weds](https://www.what3words.com/#!/spades.bathtubs.weds)

Leave Market Drayton to the south via Newport Road, turning left after 2.4 miles onto Haywood Lane into Cheswardine. Exit Cheswarind via Church lane and turn right at the T Junction, keeping left as the road forks until, around 1.3 miles later, a left hand turn (signposted Goldenhill) leads onto a quiet lane. Follow the lane for just under 0.5 miles and the entrance to the farm is situated on the left.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences and hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



