



WOLF DALE

RUSHTON SPENCER, MACCLESFIELD, CHESHIRE, SK11 0RA

Whittaker  
& Biggs

Est. 1930

# **WOLF DALE**

## **RUSHTON SPENCER, MACCLESFIELD, CHESHIRE, SK11 0RA**

Rushton Spencer 1 mile, Leek 4 miles, Congleton 6 miles, Macclesfield 9 miles

### **AN EXQUISITE PERIOD FARMHOUSE, STONE BARNS AND LAND WITH OUTSTANDING VALLEY VIEWS TOWARDS RUDYARD RESERVOIR**

Traditional Grade II Listed 18<sup>th</sup> Century, 5 bedroom farmhouse of great character and having well maintained mature gardens.

Two Substantial Traditional lofted stone barns with potential for residential/holiday let/office conversion (subject to planning)

Excellent range of purpose built stone garages.

Well equipped workshop

Approximately 69.34 acres of well maintained grassland being highly suited to the grazing of livestock, horses and the majority capable of being mown.

Mature woodland extending to approximately 5.36 acres.

**In all about 75.91 acres (30.72 ha) in total**

For sale as a whole or in up to four lots by private treaty

**LOT 1 – Farmhouse, Buildings, Pasture and Woodland extending to 13.34 acres (5.40 hectares) – Guide Price £850,000**

**LOT 2 – 37.95 acres (15.36 hectares) of Grassland – Guide Price £8,000 per acre**

**LOT 3 – 11.20 acres (4.53 hectares) of Grassland – Guide Price £10,000 per acre**

**LOT 4 – 13.42 acres (5.43 hectares) of Grassland – Guide Price £10,000 per acre**

**Guide Price for the whole - £1,400,000**



## LOCATION

Wolf Dale is nestled on the eastern flank of the Rudyard Reservoir valley in an elevated position with outstanding far reaching panoramic country views. The farm steading is located to the east of the A523 Macclesfield to Leek Road and there is additional land to the west of the road. The village of Rushton Spencer, which has a primary school, and two public houses is 1 mile to the north, the market town of Leek is about 4 miles to the south and the town of Macclesfield is 9 miles to the north, both offer a wide range of amenities, shops and secondary schools. The more major conurbations are also close at hand, with Manchester city centre 29 miles and Manchester Airport 20 miles to the north. Mainline railway services from Macclesfield reach Manchester in about 20 minutes, with direct trains to Birmingham in about 1 hour 15 minutes and London in about 2 hours. Junction 17 of the M6 at Sandbach is approximately 12 miles to the west.

## DESCRIPTION

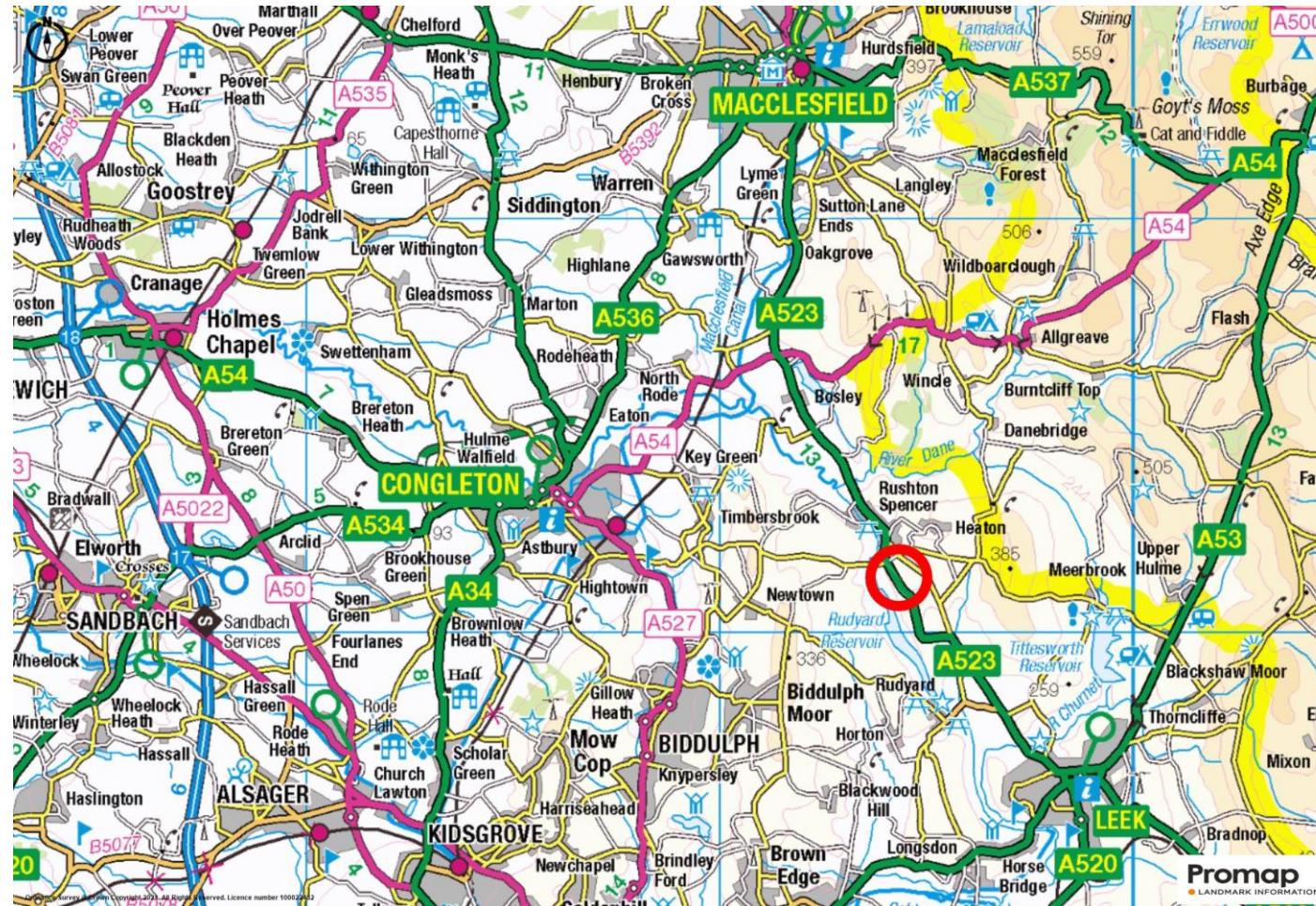
Wolf Dale offers an excellent opportunity for purchasers looking to acquire a farm extending in total to 75.91 acres or a smaller acreage to suit their requirements.

The property has stayed within the same family for several generations and is believed to have never previously been sold outside of the family.

The Grade II Listed five bedroom farmhouse, which is full of character and original features, dates back to 1710 and was later extended to the rear by the Victorians in the 19<sup>th</sup> Century.

To the north and south of the house there are two substantial lofted stone barns that are considered to offer the potential for conversion to residential or commercial uses, the extension of the existing farmhouse, ancillary accommodation, or alternative uses to include, office use or holiday letting, subject to obtaining the necessary planning consents. In addition to the barns there is also a more modern barn currently used as a workshop and a useful range of stone garages.

Rising above the property to the east and plateauing at the top of the hill there are parcels of productive grassland extending to 44.72 acres, together with a parcel of mature woodland extending to 5.36 acres that follows the contour of the hillside to the south. To the west of the steading and on the opposite side of the road there is a further 24.62 acres of grassland.



**LOT 1 – Farmhouse, Buildings, Pasture and  
Woodland extending to 13.34 acres (5.40  
hectares)**

**Guide Price - £850,000**

**Hatched RED on the sale plan**

**LOT 1 - THE FARMHOUSE**

Wolf Dale farmhouse is a fine example of a traditional stone built three storey home, with spacious and well-proportioned accommodation throughout to provide for the requirements of modern living with character. The house faces south west over a mature and enclosed garden with far reaching views across the valley.

The farm steading has the benefit of two tarmacadam driveways off the main road to the north and south of the property and the yard provides ample parking and turning areas.

The property is of a traditional stone construction under a double pitched tiled and slate roof and in 1987 it was given Grade II Listed status, because of its architectural features.

One such feature of note are the stone steps on the roadside, which feature cast iron railings with ornate fleur-de-lys arcading and urn standards flanking the central gate. These steps are known as coaching steps and horse drawn stagecoaches would stop on request. The steps are of the right height for passengers just to walk onto the coach, and to this day there is still a request bus stop outside the house.



## Accommodation

### Ground Floor

#### Entrance Hallway

Original solid wood door to the front elevation, Minton tiled flooring, radiator, cornicing, ceiling rose, stair case to the first floor.

#### Living Room

15'1" x 12'10" (4.60m x 3.91m)

Full length wooden glazed sash window to the front elevation, two radiators, multi fuel stove, stone hearth, brick stone surround, wooden mantel, cornicing.

#### Sitting Room

14'9" x 15'6" (4.49m x 4.72m)

Full length wooden glazed sash window to the front elevation, two radiators, multi fuel stove, stone hearth, brick stone surround, wooden mantel, cornicing.

#### Dining Room

12'7" x 20'4" (3.83m x 6.20m)

Metal framed glazed window to the rear elevation, radiator, multi fuel stove, stone hearth, brick stone surround, wooden mantle, exposed wooden beams.

#### Cellar

14'10" x 12'10" (4.52m x 3.90m)

Stone steps leading down from the dining room, stone flagged floor, surrounding raised stone slab shelf, shallow well, window, fluorescent strip tube lighting.



#### Kitchen

12'9" x 14'7" (3.89m x 4.44m)

Wooden door and window to the front elevation, radiators, a range of units to the base and eye level, space for a free standing fridge freezer, stainless steel sink with drainer, LPG gas cooker point, plumbing for a washing machine and dishwasher, exposed wooden beams.

#### Inner Hallway

Stair case to the first floor, radiator

#### Boot Room

13'0" x 11'3" (3.95m x 3.44m)

Wooden door to the side elevation, a range of units to the base and eye level, space for a dryer, exposed wooden beams.

#### WC

4'4" x 5'0" (1.32m x 1.53m)

Wood glazed window to the side elevation, lower level WC, pedestal wash hand basin, radiator, cornicing.

### First Floor

#### Landing

Stair case to the second floor, radiator.

#### Bedroom One

15'3" x 12'11" (4.65m x 3.93m)

Full length wooden glazed sash window to the front elevation, two radiators, cornicing, cast iron open fire, slate hearth, marble surround.

#### Bedroom Two

15'8" x 11'11" (4.77m x 3.62m)

Full length wooden glazed sash window to the front elevation, two radiators, cast iron open fire, slate hearth, marble surround.

#### Bedroom Three

12'6" x 14'8" (3.82m x 4.48m)

Wooden glazed window to the rear and front elevation, radiator, built in wardrobe, cast iron open fire place.

#### Bedroom Four

12'11" x 11'11" (3.93m x 3.64m)

Wooden glazed sash window to the front elevation, open fire place, tiled hearth, tiled surround, built in wardrobe, radiator.



**Shower Room**

9'2" x 5'10" (2.80m x 1.78m)

Wooden glazed window to the rear elevation, corner shower unit, lower level WC, pedestal wash hand basin, ladder radiator, storage cupboard with light.

**Bathroom**

5'10"x5'10" (1.79m x 1.79m)

Panelled bath, chrome shower fitment over, lower level WC, pedestal wash hand basin, radiator.

**Bedroom Five**

9'2"x12'3" (2.80m x 3.74m)

Wooden glazed window to the rear elevation, radiator, loft access.

**Second Floor****Attic Room One**

15'9"x15'11" (4.81m x 4.85m)

Wooden glazed window to the side elevation, exposed wooden beams, light connected, water tank.

**Attic Room Two**

15'7"x13'0" (4.74m x 3.96m)

Two leaded Wooden glazed windows to the side elevation, exposed wooden beams, light connected.

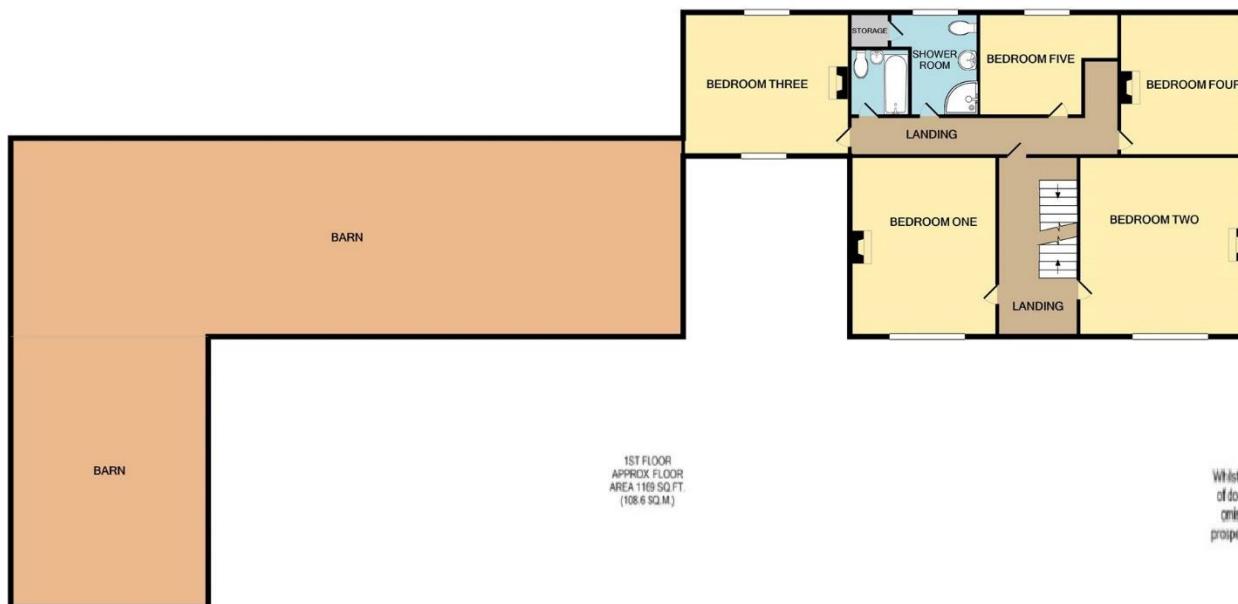
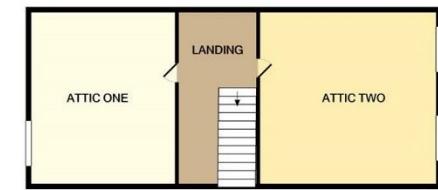
**Externally**

To the front of the house there is a lawned garden with mature borders and shrubs. A stone flagged path leads to the roadside steps and cast iron gate and also to the adjoining stone barn.

To the rear of the property there is a raised border that is well stocked with a variety of mature shrubs and plants.

From the kitchen, a door leads to an external courtyard, off which there is a **WC** measuring 2.04m x 1.19m and a **Store Room** measuring 2.04m x 3.22m.





2ND FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2895 SQ.FT. (268.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LOT 1 – THE FARM BUILDINGS

The buildings at Wolf Dale are well maintained and flexible in nature and as shown numbered on the buildings plan.

In respect of the two lofted stone barns numbered 2 & 7 on the schedule and plan. Full Planning Permission and Listed Building Consent was granted in 1995 for their conversion to three residential units. The approved plans show Barn 2 as a four bedroom house and Barn 7 divided into two properties having three bedrooms each. Although these consents have lapsed due to the expiry of time, the barns are considered to still have good conversion potential for residential or commercial uses, the extension of the existing farmhouse, ancillary accommodation or alternative uses to include, office use or holiday letting, subject to obtaining the necessary planning consents.



No on the Plan	Use	Description	Dimensions
Farmhouse			
1	Workshop & Lean-to	Steel frame and timber roof truss construction with fibre cement roof and corrugated cladding to all sides and lean-to. Concrete paved floor. Power and lighting with 16a and 32a supplies. Full height sliding door and pedestrian door.	10.85m x 4.25m 3.50m x 4.25m
2	Stone Barn	Traditional lofted barn of stone and Staffordshire blue tiled roof construction. Comprising of three looseboxes/shippions', plus a garage and hay loft above.	20.0m x 5.50m
3	Loosebox	Timber frame construction with fibre cement roof and cladding to sides and concrete floor.	4.0m x 4.0m
4	Car port	Suspended mono-pitch car port between the farmhouse and building two with a concrete floor, power and lighting.	4.40m x 5.50m
5	Pig Cote	Traditional single storey pig cote of stone construction, flag stone floor, original feeders, corrugated tin roof, power and lighting.	9.80m x 4.15m
6	Domestic Outbuilding	Domestic workshop of brick construction with fibre cement roof housing the heating oil tank.	3.75m x 3.35m
7	Stone Barn	Traditional two storey lofted shippion in an 'L' shaped formation of Stone construction and tiled roof, concrete stalls and boskins for 24 cows. Boarded hay loft above.	18.40m x 6.0m 7.75m x 6.0m
8	General Purpose Shed	Mono-Pitch open fronted General purpose building of concrete block and steel construction with corrugated steel roof sheeting and cladding to rear and sides, concrete floor.	14.80m x 4.15m
9	Garage	Traditional stone construction with corrugated steel roof, timber cladding and doors to front, concrete floor, power and lighting.	5.50m x 5.0m
10	Garage	Traditional Stone construction with tiled roof, timber doors to side, concrete floor, power and lighting.	9.0m x 5.0m
11	Garage	Traditional stone construction with corrugated steel roof, timber cladding and doors to front, concrete floor and lighting.	5.60m x 5.0m

## LOT 1 - THE LAND

The farm steading extends to approximately 1.21 acres.

To the east of the farm steading there is a sloping field extending to 6.77 acres and which also includes a former quarry where the stone for the construction of the house and buildings originated from. The land is highly suited to the grazing of livestock and horses.

To the south of the steading and bordering the road is a parcel of mature deciduous woodland extending to approximately 5.36 acres.



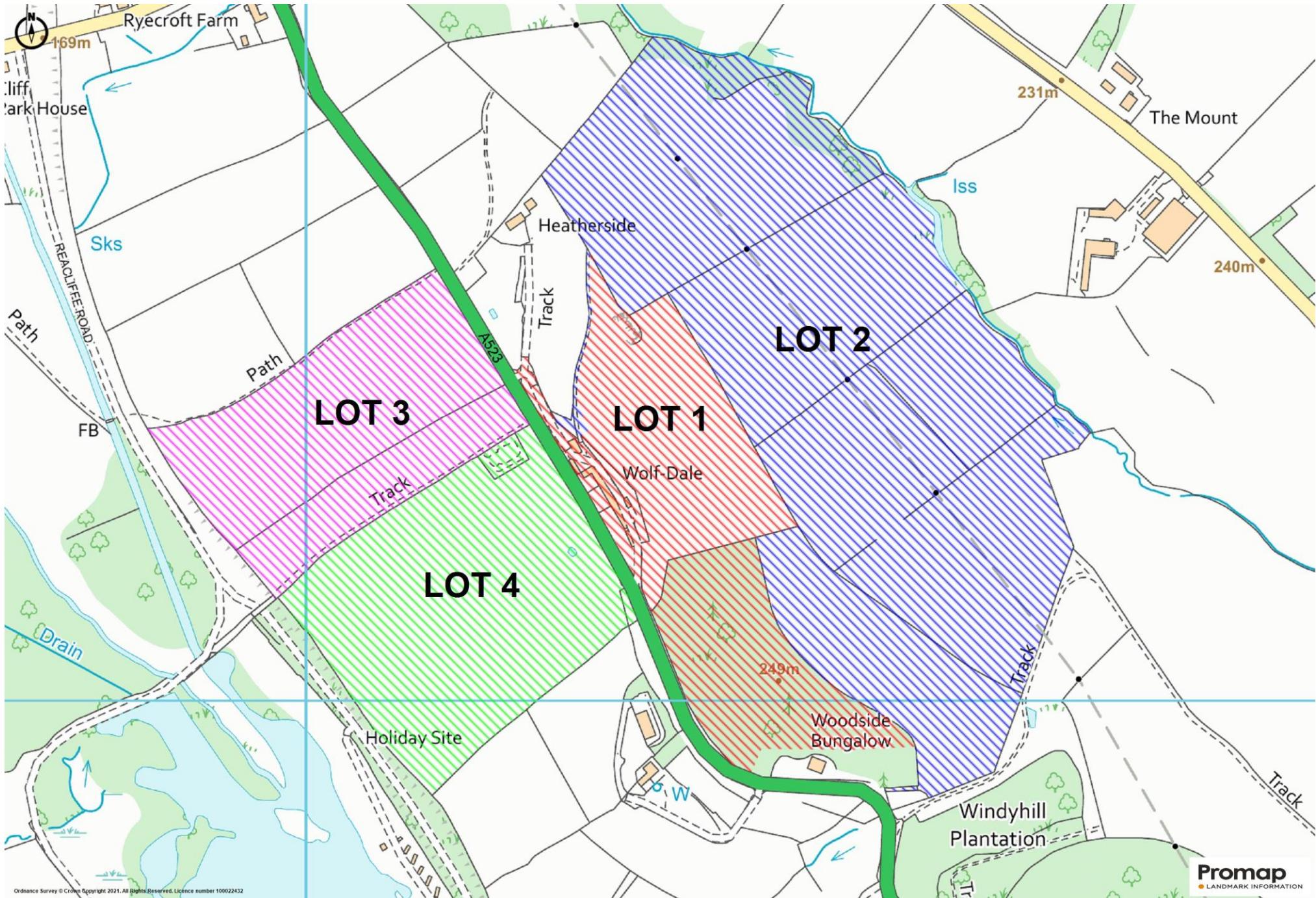
## LOT 2 – 37.95 acres (15.36 hectares)

**Guide Price - £8,000 per acre**

### **Hatched Blue on the sale plan**

Accessed from the main road via a right of way along the northern tarmacadam driveway of Lot 1, that in turn leads to a stone access track which will be owned by Lot 2. At the top of the hill, the track opens onto a sound block of productive mowing land divided into six parcels by a combination of dry stone walls and hawthorn hedgerows. There is also a separate access off the main road on the south western boundary along a short length of track. The land has the benefit of a mains water supply connected to a trough on the southern boundary. Along the eastern boundary there are small areas of woodland bordering a brook.





**LOT 3 – 11.20 acres (4.53 hectares)****Guide Price - £10,000 per acre****Hatched Purple on the sale plan**

Divided into two rectangular parcels of grassland and having gated access off the main road, well suited to the grazing of livestock and capable of being mown for hay/silage. The land has the benefit of a spring fed water trough and a mains supply of water from the steading, and we understand that the water main runs beneath the land parallel with the road.

**LOT 4 – 13.42 acres (5.43 hectares)****Guide Price - £10,000 per acre****Hatched Green on the sale plan**

A single square shaped parcel of grassland accessed directly off the main road. In the northern corner there is a fenced off silage clamp with a concrete base and earth bunded sides which provides a useful area of hardstanding for storage. On the eastern boundary adjoining the road, there is a small stone barn. The parcel has the benefit of a natural water supply from a spring that feeds a pond and also a drinking trough. We understand that the water main runs beneath the land parallel with the road.



## GENERAL INFORMATION

### PUBLIC RIGHTS OF WAY AND EASEMENTS

**Lot 1** - The neighbouring property Heatherside has a right of way over a short length of the northern driveway and contributes towards its maintenance.

A public footpath follows part of the northern boundary of **Lot 3**.

A neighbouring land owner has a right of way along a track on the southern boundary of **Lot 3**.

Overhead electricity lines cross **Lots 1 & 2**.

The property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

### BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency. No entitlements are included with the sale of the land.

### EPC RATING

Exempt due to Listed status.

### SPORTING, TIMBER AND MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

### SERVICES

#### **Lot 1**

Mains electricity and water supplies connected.  
LPG Cooker.  
Oil fired boiler for Central Heating and Hot Water.  
Bio-digester for foul drainage installed in 2009.  
Log burner in the kitchen with a back boiler.  
Hardwired CCTV System.

### COUNCIL TAX

The property is currently in band 'F' however an improvement indicator is in place meaning it may be reassessed when a relevant transaction takes place.

### AGRI-ENVIRONMENTAL SCHEMES

Various boundary lengths are entered into a Hedgerow and Boundary Restoration Grant. Further details can be provided upon request.

### METHOD OF SALE

Wolf Dale is offered for sale by private treaty with vacant possession granted on completion.

### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sale particulars are included in the sale.

### BOUNDARIES

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any election to VAT has been made at this time.

### VIEWING

Appointments to view will be through the Selling Agents only. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, livestock and machinery.

### DIRECTIONS

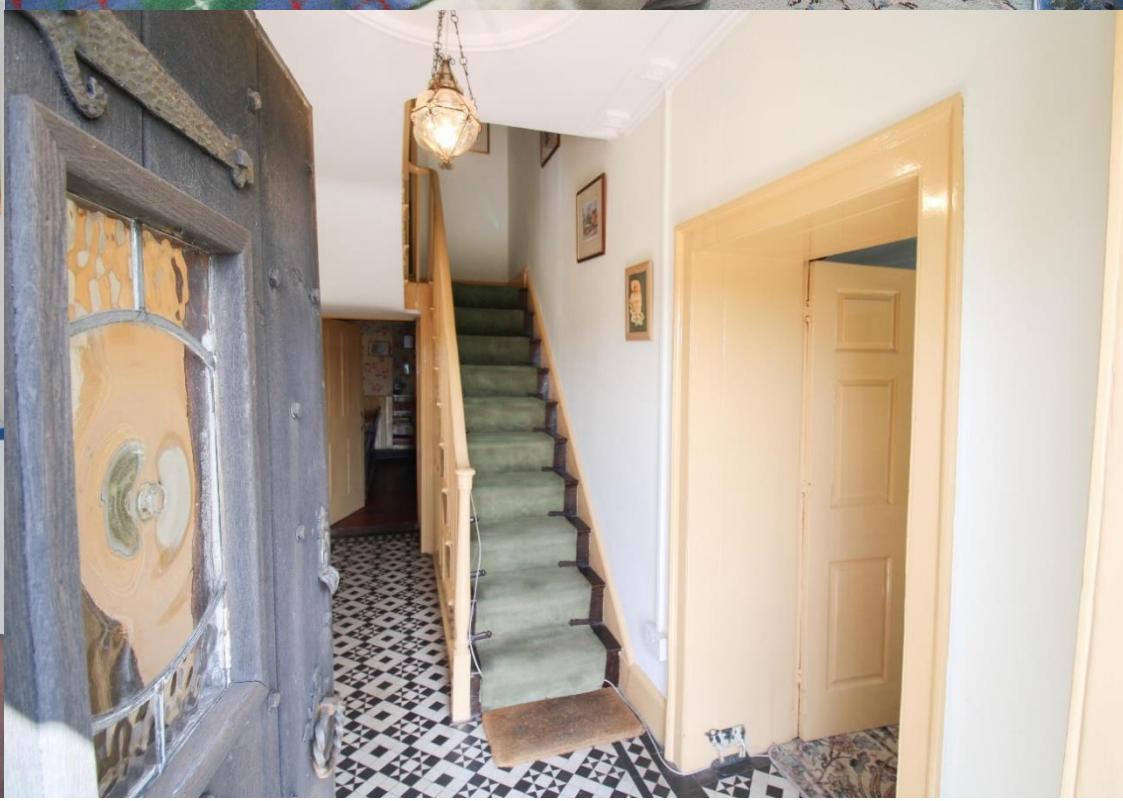
To reach Wolf Dale from Leek take the A523 heading north towards Macclesfield and after about 4 miles the property will be found on the right hand side of the road with both entrance driveways indicated by a 'For Sale' Board.

### ADDITIONAL INFORMATION CONTACT

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