

FOR SALE BY PUBLIC AUCTION



SMITHY HOUSE FARM

THE FALLS, WINCLE, MACCLESFIELD, CHESHIRE, SK11 0QE

A rare and exciting opportunity to purchase a three bedroom stone farmhouse bordering the River Dane and situated within the popular scenic Peak District village of Wincle. Set back from a quiet country lane and having an attached two storey barn providing scope for the extension of the house (subject to planning), separate detached stone barn offering further potential for residential conversion (subject to planning) and areas of grassland and wooded areas including the site of a former mill and extending in total to approximately 4.38 acres.

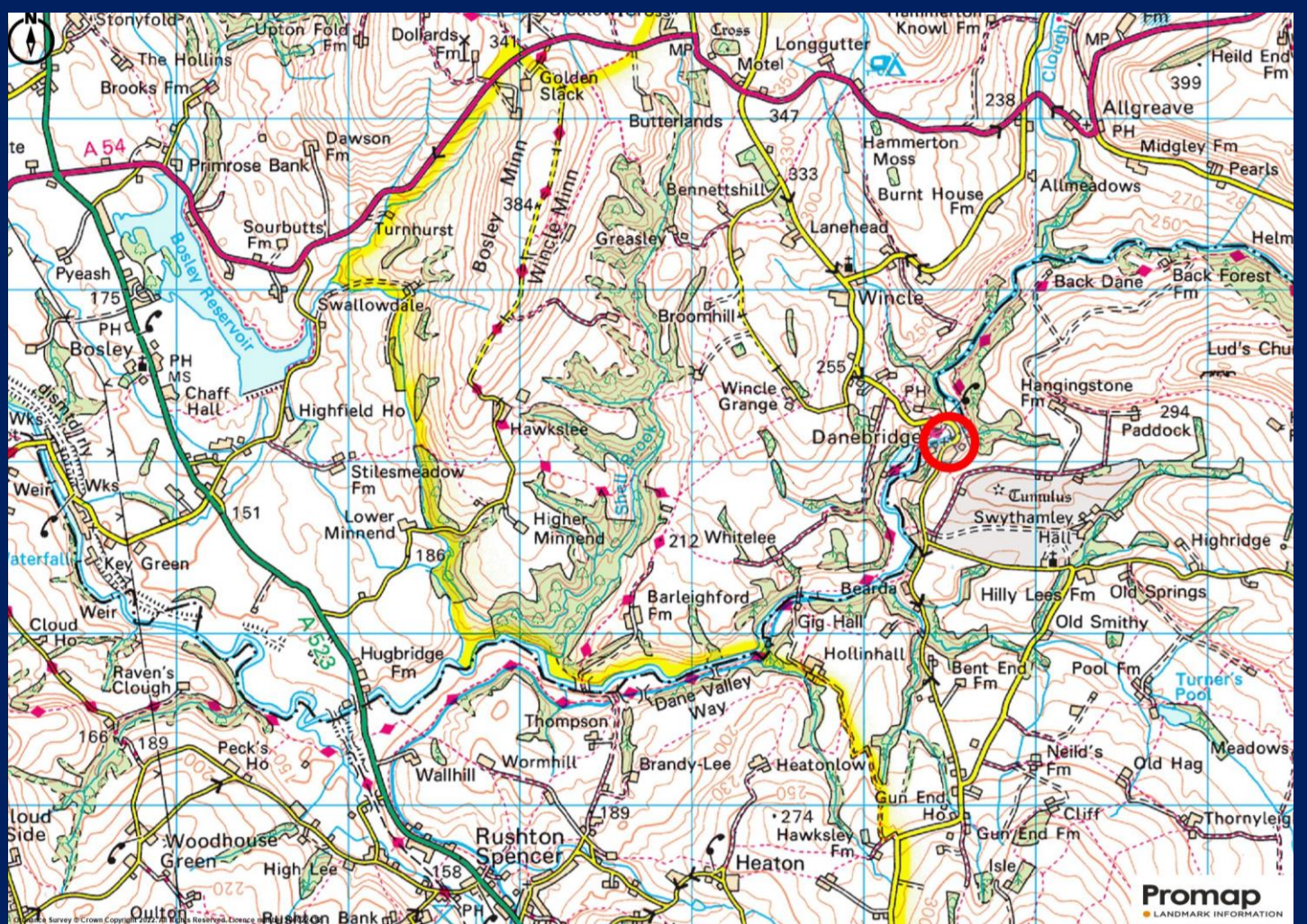
The house whilst in need of updating and modernisation provides a tremendous opportunity, and the attached barn would allow space for the property to be extended and further enhanced subject to acquiring any necessary planning consents.

In total extending to approximately 4.38 acres

Guide Price: £375,000 plus

To be sold by Public Auction on Thursday 17th August 2023 at 7:30pm

Venue - Heaton House Wedding Venue, Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11 0RD



LOCATION

Smithy House Farm is situated to the west of the 'C' classified road that passes through the picturesque and highly sought after Peak District village of Wincle. The village offers a popular public house, it's own brewery, a primary school and is an excellent base from which to explore the surrounding National Park, with many renowned walks accessible from the door step. Despite its rural position the town centre of Macclesfield is only some 6 miles away to the north and offers a wide range of amenities, shops and secondary schools. Macclesfield also has the benefit of a main line railway station on the Stafford to Manchester branch of the West Coast Mainline which provides a regular service between Manchester and London.

DIRECTIONS

From Leek proceed out of town on the A523 signposted to Macclesfield. Follow this road for approximately 5 miles and take the first main turning right into Leek Old Road signposted Rushton. Continue on this road to the top of the hill and take the first turn right signposted towards Meerbrook. Continue along this road and bear left following the signs to Danebridge/Wincle. Continue for a further 2.3 miles dropping down into Danebridge and Smithy House Farm is located on the left hand side immediately before the stone bridge that crosses the river and with the entrance gateway identifiable by a Whittaker & Biggs 'For Sale' Board.

What3Words: ///carbonate.ledge.fattest

VIEWINGS

Strictly by Appointment Only on Wednesdays 12pm – 2pm and Saturdays 12pm – 2pm, up to the date of the Auction. All viewings will be accompanied by a representative of Whittaker & Biggs. Please contact our Leek office on 01538 372006 or email leek@whittakerandbiggs.co.uk to book a time slot.

SMITHY HOUSE FARMHOUSE, BUILDINGS & LAND (EDGED RED ON THE ATTACHED PLAN)

GUIDE PRICE - £375,000 PLUS

An attractive three Bedroom farmhouse of stone wall construction under a pitched tiled roof. Gated access off the road leading to a driveway and yard area providing ample parking and turning areas

The property internally comprises of the following:

Entrance Hall

Wood door to the front elevation, staircase to the first floor.

Reception Room - 14' 8" x 12' 0" (4.47m x 3.65m)

Window to the front elevation, two windows to the side elevation, open fire, tiled hearth, feature surround and mantle, storage cupboard.

Kitchen - 14' 6" x 10' 2" (4.43m x 3.11m)

Window to the front elevation, door and window to the rear elevation, ceramic Range (not working), electric cooker point, ceramic sink with drainer, storage below, plumbing for a washing machine.

Door Off and Stone steps down leading to:

Pantry/Cellar - 10' 6" x 6' 0" (3.19m x 1.82m)

Window to the rear, light connected.

Further stone steps down to:

Cellar - 6' 2" x 10' 2" (1.88m x 3.11m)

Window to the side elevation, light connected.

First Floor

Landing

Bedroom - 14' 8" x 12' 0" (4.47m x 3.66m)

Window to the front elevation.

Bedroom - 14' 8" x 10' 4" (4.46m x 3.14m)

Window to the front elevation.

Bedroom - 6' 0" x 5' 11" (1.82m x 1.81m)

Window to the front elevation.



Externally

Attached to the rear of the house and accessed via a stone flagged path there is a lofted stone barn, which is briefly described as follows:

Store - 6' 9" x 4' 5" (2.06m x 1.35m)

Next to the rear door of the house and accessed via a timber door to the rear elevation and concrete floor.

Loft above Loose Box - 6' 0" x 11' 0" (1.82m x 3.36m)

Accessed via external stone steps, leading up to a door to the side elevation, window to other side elevation.

Loose Box - 5' 11" x 10' 11" (1.80m x 3.33m)

Stable style door to the side elevation, concrete floor and light.

Shippon for Four - 13' 3" x 10' 11" (4.03m x 3.33m)

Stable style door to the side elevation, windows to both elevations, concrete floor, light and access to first floor loft via internal ladder.

Loft above Shippon - 13' 3" x 10' 11" (4.03m x 3.33m)

Boarded floor and light

To the rear of the attached barn is a **separate dilapidated detached single storey stone range** comprising of a **Privy** with a brick floor and the second part a **store** with a concrete floor and collapsed roof.

Store – 6' 11 x 7' 3" (2.10m x 2.20m)

To the rear of the house and abutting the entrance driveway there is a detached store of stone wall construction under a corrugated iron monopitched roof over an earth floor.

Detached Stone Barn

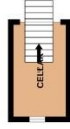
Situated to the west of the house, there is a stone barn and which comprises of a two storey section externally measuring 18' 6" x 17' 5" (5.65m x 5.30m) and a single storey section measuring 32' 4" x 18' 6" (9.85m x 5.65m).

The two storey section comprises of a ground floor former Shippon for four, concrete floor, timber and corrugated iron double door, light, water tap, window to side elevation. Accessed via external stone steps, the first floor level has a boarded loft floor, window to front elevation and light.

The single storey section comprises of part concrete and part stone flagged floor, windows to front and rear, light and power connected.



GROUND FLOOR



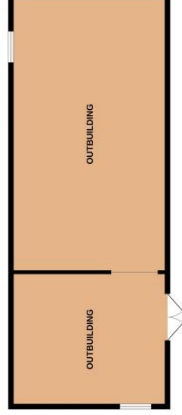
GROUND FLOOR



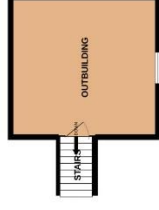
1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of the property are not intended to be used as a basis for any contract or agreement, 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.

Made with Metroplan ©2022

The Land

To the west of the steading and accessed via a stone track running alongside the neighbouring Methodist Chapel, is an area of chiefly grassland, highly suited to the grazing of livestock and horses and bounded by mature trees. The external boundaries to the south and west chiefly comprise of drystone walls and the River Dane forms the northern boundary.

Situated on this area there is a three bay **Timber Pole Barn** measuring 47ft x 14ft (14.33m x 4.27m) and to the rear of this a **lean-to** section measuring 32ft x 11ft (9.75m x 3.35m) with a corrugated iron roof over an earth floor.

The land was the site of a former mill which has been taken down by previous owners and the stone removed, but there are still signs of its former use with the site of the mill pond and various stone features still present and identifiable.



GENERAL INFORMATION

SERVICES

The farmhouse has the benefit of mains water and electricity supplies connected.

The property does not have any foul water drainage system connected. However, we understand that a manhole is in place to allow for the future connection into a pipe that leads to a septic tank that is shared with the Methodist Chapel. The tank is situated at the end of the track past the chapel and on the land to be sold. Further details will be contained within the Auction Legal Pack.

COUNCIL TAX

The property is registered with Staffordshire Moorlands District Council as Council Tax Band 'F'.

FIXTURES AND FITTINGS

Only those items referred to in the particulars are included in the sale.

ENERGY PERFORMANCE RATING: G (1)

LOCAL PLANNING AUTHORITY

Peak District National Park Authority
Aldern House
Baslow Road
Bakewell
Derbyshire
DE45 1AE
Tel: 01629 816 200

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The property is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

It is understood that the neighboring Methodist Chapel has a right of way along the entrance driveway. Full details will be contained within the Auction Legal Pack.

FISHING RIGHTS

We understand that these are not held by the seller and are therefore not included with the sale of the property.

TENURE AND POSSESSION

The property is sold freehold and with vacant possession granted upon completion.

SOLICITORS

Tinsdills Solicitors
10 Derby Street,
Leek,
Staffordshire,
ST13 5AW

Contact: Sara Pickerin
Telephone: 01538 399332

METHOD OF SALE

The property is to be offered for sale by Public Auction on Thursday **17th August** at **7:30pm** at **Heaton House Wedding Venue, Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11 0RD**. The Sellers reserve the right to exclude any of the property shown, sell the property beforehand or to generally amend the particulars.

ADDITIONAL INFORMATION CONTACT

Peter Kirton-Darling MRICS FAAV
Whittaker and Biggs
45-49 Derby Street
Leek
Staffordshire
ST13 6HU
Tel: 01538 372006
Email: peter@whittakerandbiggs.co.uk

PARTICULARS

Particulars written July 2023
Photographs taken September 2022.

MONEY LAUNDERING REGULATIONS

All Prospective Buyers should be aware, that in order to be in a position to bid at the auction the selling agents must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations 2017. All parties considering bidding must either call into our Leek Office on Derby Street and provide photographic id, ie passport/driving licence and proof of address ie: council tax/utility bill or alternatively present identification to the Auctioneers one hour prior to the commencement time of the Auction at the Auction Venue.

EXCHANGE OF CONTRACTS AND COMPLETION

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be nonreturnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). Completion will take place 28 days from the date of the auction.

DEFINITIONS OF GUIDE PRICE AND RESERVE PRICE

GUIDE PRICE: An indication of the Seller's current minimum acceptable price at Auction. The guide price or range of guide prices is given to assist prospective Buyers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the Seller and the Auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the Seller at any time up to the day of the Auction in light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition below). Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

RESERVE PRICE: The Seller's minimum acceptable price at Auction and the figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the Seller and Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

SALES CONDITIONS AND CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers' office and at the Solicitors during normal office hours in the 7 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

IMPORTANT NOTICE

WHITTAKER & BIGGS for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants 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; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
- (iii) the making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that he/she has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) the photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) where any reference is made to planning permissions or potential uses, such information is given by WHITTAKER & BIGGS in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) the Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) the property is sold subject to reserve(s).
- (viii) WHITTAKER & BIGGS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

