

MANOR FARM

MANOR FARM, HOLMES CHAPEL ROAD, SPROSTON, CREWE, CHESHIRE, CW4 7LP



FOR SALE



Area Comments

Sproston is a rural village set in the heart of the Cheshire countryside, just a short distance from Holmes Chapel, which offers a range of local amenities including shops, cafés, and well-regarded schools.

The town of Middlewich is less than two miles to the west.

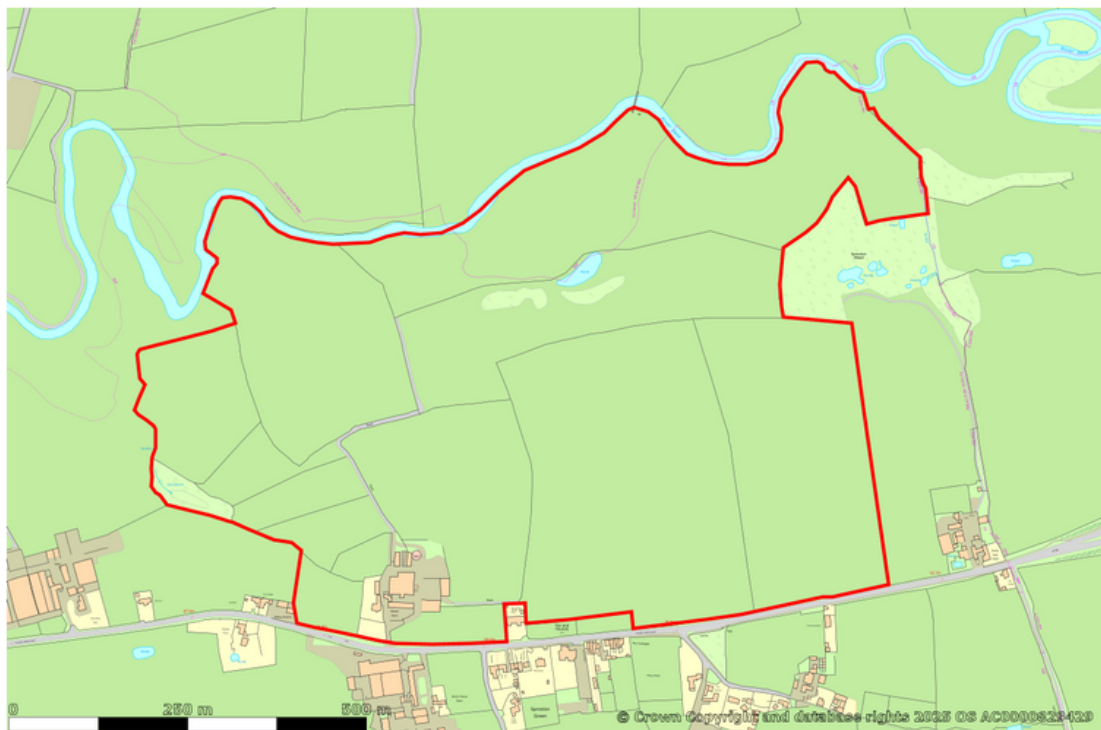
The area is well connected for both road and rail travel. Junction 18 of the M6 is less than 1 mile away, offering access to the wider motorway network.

Holmes Chapel and Crewe train stations provide regular services to Manchester, Liverpool, and London Euston, with journey times to the capital from Crewe in around 1.5 hours.

Surrounded by open countryside, the area offers a variety of walking, cycling, and horse riding routes, making it ideal for those looking to enjoy a rural lifestyle without sacrificing connectivity.







General Description

Manor Farm comprises approximately 140 acres of good quality Cheshire Farmland, being largely Grade 3 with some Grade 2. The land is in a ring fence and in good heart.

There is a detached four bedroom farmhouse and an extensive range of farm buildings.

There is good access from the A54 west of the M6 J18.

The land runs down to the River Dane to the North.

There are lettings of some buildings and areas on commercial leases, together with a licence for the river, pond and horse letting. The total rent roll is £45,480.

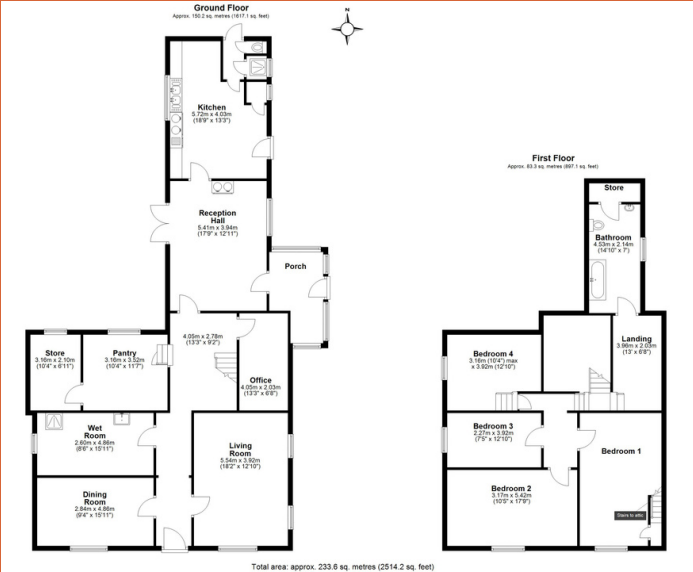
Floor plan for general information only.

Title

Title to the property is registered under the following numbers:

CH 569791
CH 590291
CH 569790
CH 736591
CH 569789

The property is sold subject to wayleaves and easements that may exist.



Directions

From M6 J18, head west towards Middlewich. Manor Farm will be found on the right-hand side after about 0.75 miles.

Services

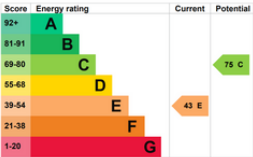
The property is connected to mains water and electricity. Drainage is to a septic tank. Heating is by oil-fired boilers (serving the house and offices).

Overage

The vendor reserves the right to negotiate an overage payment in respect of future non-agricultural development.

EPC

This property's energy rating (farmhouse) is E. EPCs for the office units are awaited. These were previously: Unit 1 (D) - Unit 2 (C).



**This EPC relates to the house only*



Buildings Schedule

Building 1

Cow Kennels (Approx. 128 m²)

Timber frame, corrugated tin sheeting to walls and roof. Concrete floor.

Building 2

Storage Building (Approx. 133 m²)

Clear span steel frame, corrugated cladding. Concrete floor. Roller shutter door.

Building 3

Former Cubicle Shed (Approx. 725 m²)

Steel frame open-fronted building with corrugated cladding. Mainly concrete floor.

Building 4

Former Milking Parlour (Approx. 252 m²)

Brick walls, steel frame, corrugated roof, concrete floor. Milking pit still in situ.

Building 5

Modern Garage (Approx. 102 m²)

Steel and timber frame. Steel cladding, concrete floor. In two sections with four electric roller shutter doors.

Building 6

Brick Shed (Approx. 19 m²)

Brick and block walled shed with corrugated roof. Concrete floor.

Building 7

Former Dairy (Approx. 22 m²)

Brick and block walls under a part tin, part slate roof. Concrete floor.

Building 8

Store Shed (Approx. 15 m²)

Corrugated clad storage shed with plywood lining. Concrete floor.

Building 9

Storage Shed (Approx. 259 m²)

Modern steel frame storage sheds in four sections, each with roller shutter door and pedestrian door. Breeze block internal walls.

Building 10

Dutch Barn and Lean-To (Approx. 416 m²)

Steel framed Dutch barn with lean-to. Breeze block and corrugated tin to sides and ends, partly open, corrugated roof. Concrete floor. Eight stable partitions internally.

Building 11

Offices (Approx. 221 m²)

Brick walls, corrugated roof, uPVC windows. Laid out as two independent offices, each with a central heating system, WC, and kitchen facilities.





Viewings

Strictly by appointment call our office on **0161 941 4228**.

Please do not attend the site without prior appointment. The site is an operational farm so viewers must take appropriate precautions. Children will not be permitted on viewings.

Anti Money Laundering

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.

Offers

Offers must be made to the selling agent, Oakwood Property Services. Offers must include details of availability to proceed/funding and details of any conditions. The vendor reserves the right not to accept any offer made. Offers for lots will not be considered.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Particulars correct as at 30th October 2025.

