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# Graham Watkins & Co.

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**Lane End Farm Rushton Spencer Macclesfield**



# *Lane End Farm, Beat Lane, Rushton Spencer, Macclesfield, SK11 0QY*

## ***Situation***

The property is situated in a great location, being within ten minutes drive of Leek and within twenty minutes drive of Macclesfield. The property is surrounded by rolling countryside including 7.57 acres of land included in the sale for the property.

## ***Directions***

If travelling from Leek take the A523 towards Macclesfield and continue along this road for approximately 5.5 miles and take the left hand turn into Beat Lane. Travel for approximately one mile whereupon the property will be found on the right hand side.

## ***Description***

Lane End Farm offers a rare opportunity to acquire a three bedroomed farmhouse with approximately 7.57 acres of land, as well as having the added benefit of an adjacent two bedroomed cottage and further outbuildings, one of which is partly converted into one bedroomed accommodation, subject to a local needs clause.

The farmhouse and the cottage have the benefit of double glazed window units and oil fired central heating.

The property is ideally suited to those with equestrian or smallholder interests.

- **Three Bedroom Detached Family Residence**
- **Situated In Stunning Location**
- **Adjacent Two Bedroom Cottage**
- **Partly Converted Building to Provide One Bedroom Accommodation (subject to local needs clause)**
- **Boasts Outstanding Views over Surrounding Countryside**
- **Close to Commuter Links and Transport Network**
- **Land Extending to 7.57 Acres or Thereabouts**

**Price: £625,000**

**(Subject to contract)**

## **Accommodation Comprises:**

### ***Hallway***

With coving to the ceiling, radiator, under stairs cupboard, telephone point, two windows and staircase.

### ***Downstairs Cloakroom***

With upvc double glazed window to the front aspect, low flush w.c, wash hand basin set in vanity cupboard, radiator and part tiled walls.

### ***Breakfast Kitchen - 25'3" x 12'5" (7.70m x 3.78m)***

Extensive range of wall and base units with work surfaces over. Neff electric oven with eye level grill, solar hob and extractor hob above, sink unit with drainer, plumbing for automatic washing machine, part tiled walls, tiled floor, coving to the ceiling, wall mounted central heating boiler, telephone point, two windows and French doors giving access to the rear

### ***Lounge – 11'3" x 20'3" (3.43m x 6.17m)***

This charming and character filled lounge provides spacious family living space and features upvc double glazed window to the front and side aspect allowing plenty of natural light to illuminate the room.

Wall lights, fully fitted carpet, ample electrical points, two radiators and French doors into the Summer Room all benefit this room. The inbuilt book cases and feature fireplace with inset log burner and attractive tiled surround add to the character off the room.

### ***Stairway to First Floor Landing***

With coving to the ceiling, storage cupboard and window, giving access to:-

### ***Bedroom One – 11'3" x 16'6" (3.43m x 5.11m)***

With feature circular window, coving to the ceiling, radiator, storage into the eaves and window

### ***En-Suite Shower Room***

Fully tiled shower cubicle, extractor fan and radiator

### ***Bedroom Two – 12'5" x 8'11" (3.78m x 2.72m)***

With coving to the ceiling, television point, window and radiator

### ***Bedroom Three – 12'4" x 8'4" (3.76m x 2.54m)***

With coving to the ceiling, television point, window and radiator





***Family Bathroom - 7'1" x 8'10" (2.16m x 2.69m)***

With three piece bathroom suite comprising pedestal wash hand basin, bath with shower over, low flush WC, airing cupboard, coving to the ceiling, part tiled walls, window and radiator

***Outside***

Surrounding the farmhouse there are gardens to both the front and rear aspects, laid mainly to lawn with floral and shrub borders.

There is a stone outbuilding adjacent to the kitchen which is presently used as a ***Laundry Room – 11'6" x 7'6" (3.51m x 2.29m)***

With tiled floor, base unit with sink and drainer over and window.

There is also a ***Separate WC*** with wash hand basin. This building has the benefit of electric lighting.

***Corrugated Constructed Outbuilding - 45' x 30' (13.72m x 9.14m)***

With power and lighting.

***Haybarn***

***Brick Built Outbuilding***

This building has planning permission in place for conversion to a dwelling, subject to a local needs occupancy clause. The work has been mainly completed. Once completed this will provide a single bedroomed bungalow with lounge, kitchen, bathroom and garage.

**Cottage Accommodation**

The cottage lies adjacent to the main farmhouse and comprises the following accommodation:-

***Kitchen – 18'5" x 7'3" (5.61m x 2.21m)***

With a range of wall and base units with work surfaces over, stainless steel sink unit with drainer, electric cooker and oven with extractor hood above, plumbing for washing machine, part tiled walls, tiled floor, central heating boiler, window and radiator

***Living Room – 18'1" x 7'3" (5.51m x 3.63m)***

Fire surround with marble effect inset and hearth, beam effect ceiling, television and telephone points, window, radiator and staircase off

***Staircase*** leading to **First Floor Landing** and giving access to:-

***Bedroom Number 1 – 12'2" x 14'3" (3.71m x 4.34m)***



With window and radiator

**Bedroom Number 2 – 10'2" x 7'6" (3.10m x 2.29m)**

With window and radiator

**Bathroom**

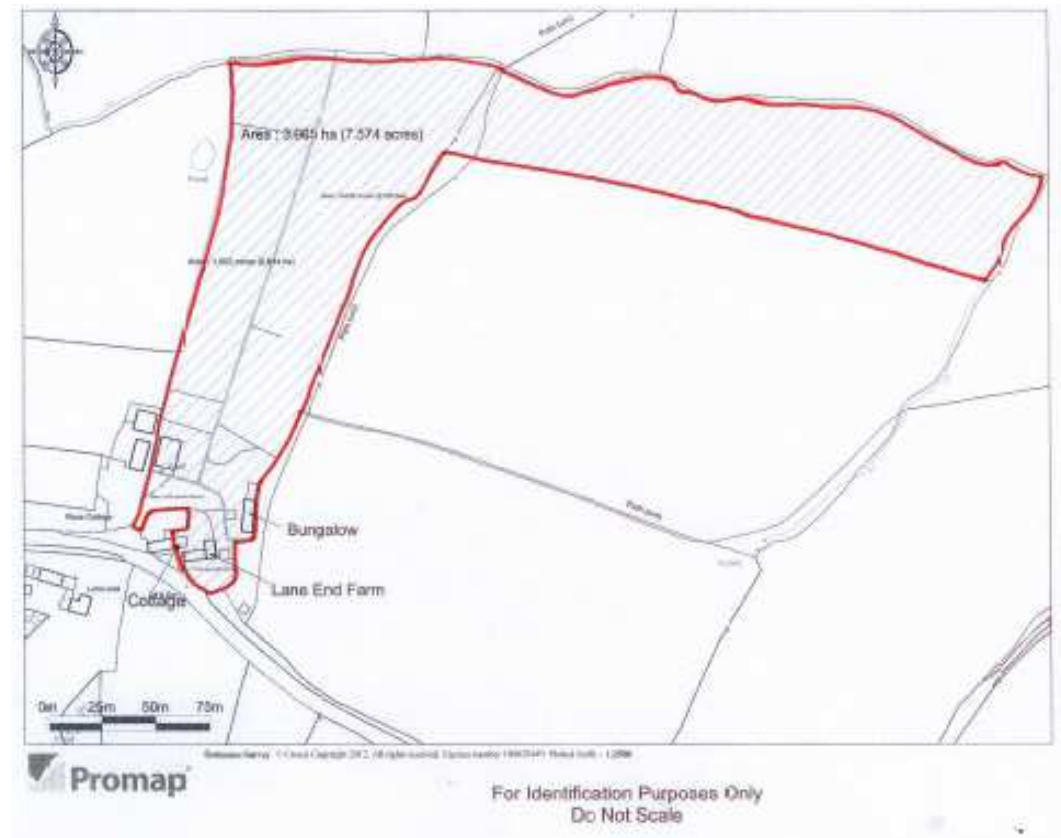
Fully tiled shower cubicle, wash hand basin, low flush WC, window and radiator

The property is connected to mains water and electricity with septic tank drainage

**Land**

Land extending to 7.574 acres or thereabouts.

See plan opposite.



# Energy Performance Certificates

## Energy Performance Certificate



1 Lane End Farm Beat Lane Rushton James, Rushton Spencer MACCLESFIELD SK11 0QY

Dwelling type: Detached house Reference number: 9001-2821-7402-9592-8535  
 Date of assessment: 19 October 2012 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 October 2012 Total floor area: 74 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

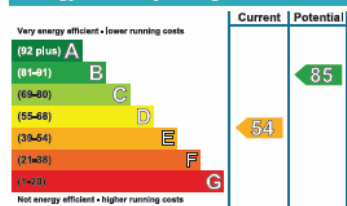
Estimated energy costs of dwelling for 3 years:	£3,153
Over 3 years you could save	£1,110

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£204 over 3 years	£129 over 3 years	
Heating	£2,331 over 3 years	£1,653 over 3 years	
Hot Water	£818 over 3 years	£281 over 3 years	
Totals	£3,153	£2,043	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£264	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£36	✓
3 Low energy lighting for all fixed outlets	£30	£57	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## Energy Performance Certificate



2 Lane End Farm Beat Lane Rushton James, Rushton Spencer MACCLESFIELD SK11 0QY

Dwelling type: Semi-detached house Reference number: 8522-7520-0469-0231-5982  
 Date of assessment: 19 October 2012 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 October 2012 Total floor area: 73 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

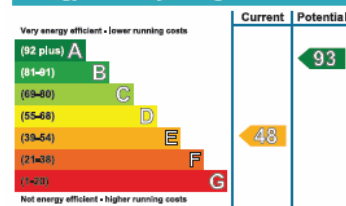
Estimated energy costs of dwelling for 3 years:	£3,525
Over 3 years you could save	£2,067

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£204 over 3 years	£126 over 3 years	
Heating	£2,925 over 3 years	£1,088 over 3 years	
Hot Water	£396 over 3 years	£284 over 3 years	
Totals	£3,525	£1,458	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£812	✓
2 Internal or external wall insulation	£4,000 - £14,000	£879	✓
3 Floor insulation	£800 - £1,200	£177	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### ***Services***

The property is connected to mains water and electricity with septic tank drainage

### ***Viewing***

By prior arrangement through the Agents. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308.

### ***Tenure and Possession***

The property is held freehold and vacant possession will be given upon completion.

### ***Sale Method***

To be sold by Private Treaty.

### ***Wayleaves and Easements***

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Local Authority**

Staffordshire Moorlands District Council  
Moorlands House, Stockwell Street  
Leek, Staffordshire, ST13 6HQ  
0345 605 3013

Interested parties should make their own enquiries of the Local Authority with regard to planning or any other relevant matters.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property

### ***Please Note***

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### ***Website Addresses***

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.findaproperly.co.uk](http://www.findaproperly.co.uk)  
[www.primelocation.co.uk](http://www.primelocation.co.uk)  
[www.globrix.com](http://www.globrix.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

### ***Thinking of Moving?***

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

### ***Mortgage Advice***

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting