



Buttertons Lane Farm,
Butterton Lane, Haslington, Crewe Green, CWI 5UT

Rostons 
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Buttertons Lane Farm

Butterton Lane | Haslington | CWI 5UT

Crewe 2.6 miles, Alsager 2.8 miles, Sandbach 5.3 miles
(All distances approximate)

A four-bedroom semi-detached farmhouse, with traditional two storey brick barn, single storey brick outbuildings, modern steel frame agricultural buildings, extensive hardstanding set in approximately 4.81 acres of which 3.73 acres is grassland.

Guide Price £550,000



BUTTERTONS LANE FARMHOUSE

A traditional red brick four-bedroom farmhouse with single storey brick outbuilding formerly used as a therapy room/office and further outdoor w.c.

Buttertons Lane Farm is an exciting opportunity for a purchaser to put their own stamp on a traditional property, to run a business from home, or to have a smallholding.

GROUND FLOOR

- **Kitchen** – Entering via the back door into the spacious kitchen with built in units, space for appliances and an impressive back boiler fireplace.
- **Dining Room** – Off the kitchen, a large room that would make the perfect entertaining space for dinner parties and open plan living.
- **Pantry** – Off the first reception room is a good size larder/storage space.
- **Hallway** – With staircase to first floor and cellar, and access to the main living room.
- **Living Room** – Off the hallway and looking over the front of the property with an open fireplace creating a homely feature.

FIRST FLOOR

- **Bedroom 1** – To the front of the property a large double bedroom with fireplace.
- **Bedroom 2** – A double with window overlooking the driveway and fields.
- **Bathroom** – A family bathroom with w.c, bath, shower and sink.
- **Bedroom 3** – A single room to the rear of the property with access to the loft.
- **Bedroom 4** – A small double with views to the side of the property.

GARDEN

The lawned area sweeps around the front of the property with a picturesque picket fence. To the rear is a patio yard area, and various ancillary traditional brick buildings.



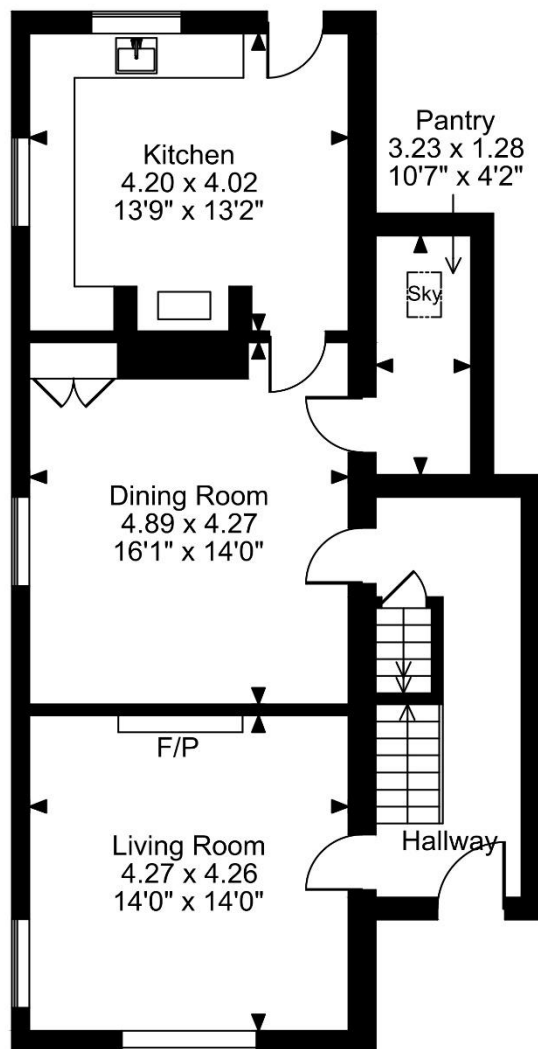
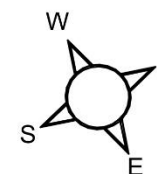
Buttertons Lane Farm, Butterton Lane, Crewe

Approximate Gross Internal Area

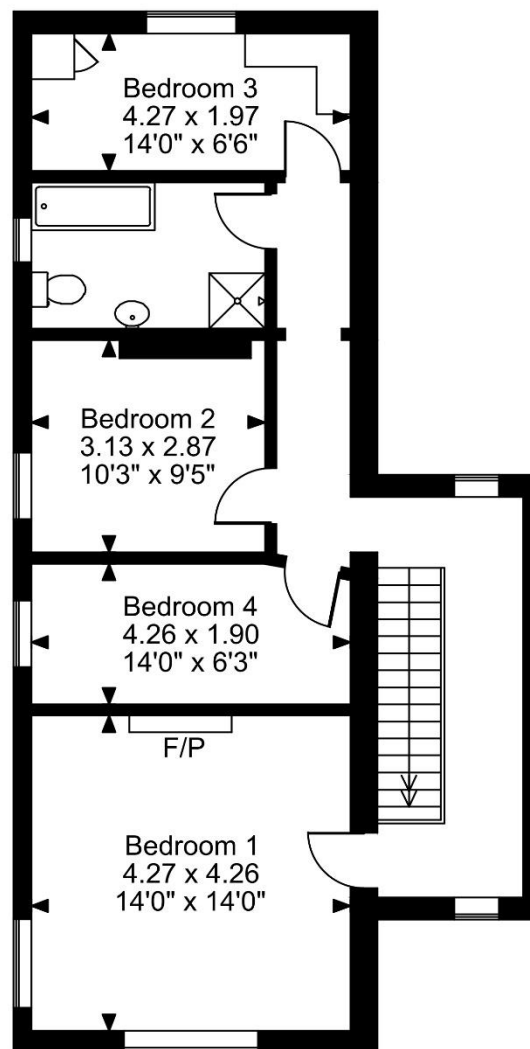
Main House = 1555 Sq Ft/144 Sq M

Outbuilding = 233 Sq Ft/22 Sq M

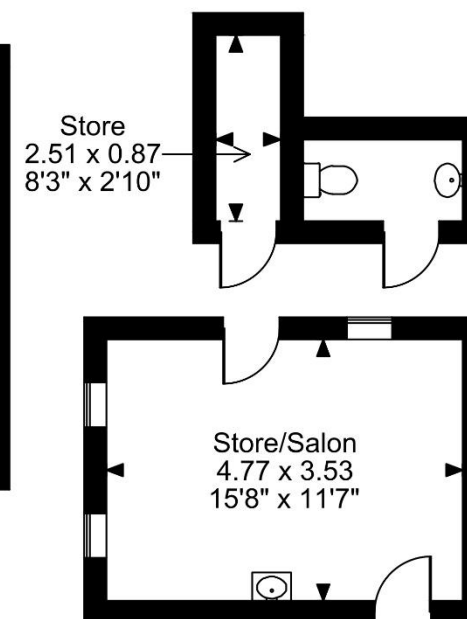
Total = 1788 Sq Ft/166 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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BUILDINGS

No	Dimensions (m/ approx.)	Description
1	144	Semi-detached former farmhouse
2	21.62	Detached brick building formerly a beauty room
3	15.17	Single storey brick building with w.c.
4	445	Two-storey traditional brick building
5	338	Steel frame agricultural building formerly a cubicle shed
6	139.16	Steel frame agricultural building

DEVELOPMENT POTENTIAL

There is significant potential for the property to be a family home, with a business element such as office space, storage or equestrian subject to the relevant planning permissions.

The buildings currently have planning for agricultural use.





LAND

Buttertons Lane Farm totals 4.81 acres (1.95 ha) with the approximate split on hardstanding and grassland detailed below:

	Acres	Hectares
House, Yard & Buildings	1.09	0.44
Grassland	3.73	1.51
Total	4.81	1.95

SOIL TYPE & LAND GRADE

According to Soils of England & Wales the soil is classed as a combination of “Soilscape 18”, described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The land is classed as Grade 3 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).



FURTHER INFORMATION

The property is ideally located a short distance along Butterson Lane, just off the B5077 on the outskirts of Crewe. With the excellent surrounding road networks and being situated just a short distance to the A500 and M6, the property would be an ideal base for the business traveller.

Nestled in the heart of Cheshire, Haslington is a sought-after village that beautifully blends rural tranquillity with easy access to nearby towns and cities. With its welcoming community, excellent local amenities, and stunning countryside surroundings, Haslington is the perfect place to call home.

The village boasts a range of charming character properties and modern family homes, appealing to both first-time buyers and those seeking their forever home. Local amenities include well-regarded primary schools, traditional pubs, independent shops, and essential services – all contributing to a vibrant village life. For commuters, Haslington is ideally situated just a short drive from Crewe, with its mainline railway station offering direct links to Manchester, Birmingham, and London. The M6 motorway is also within easy reach, making regional travel convenient.

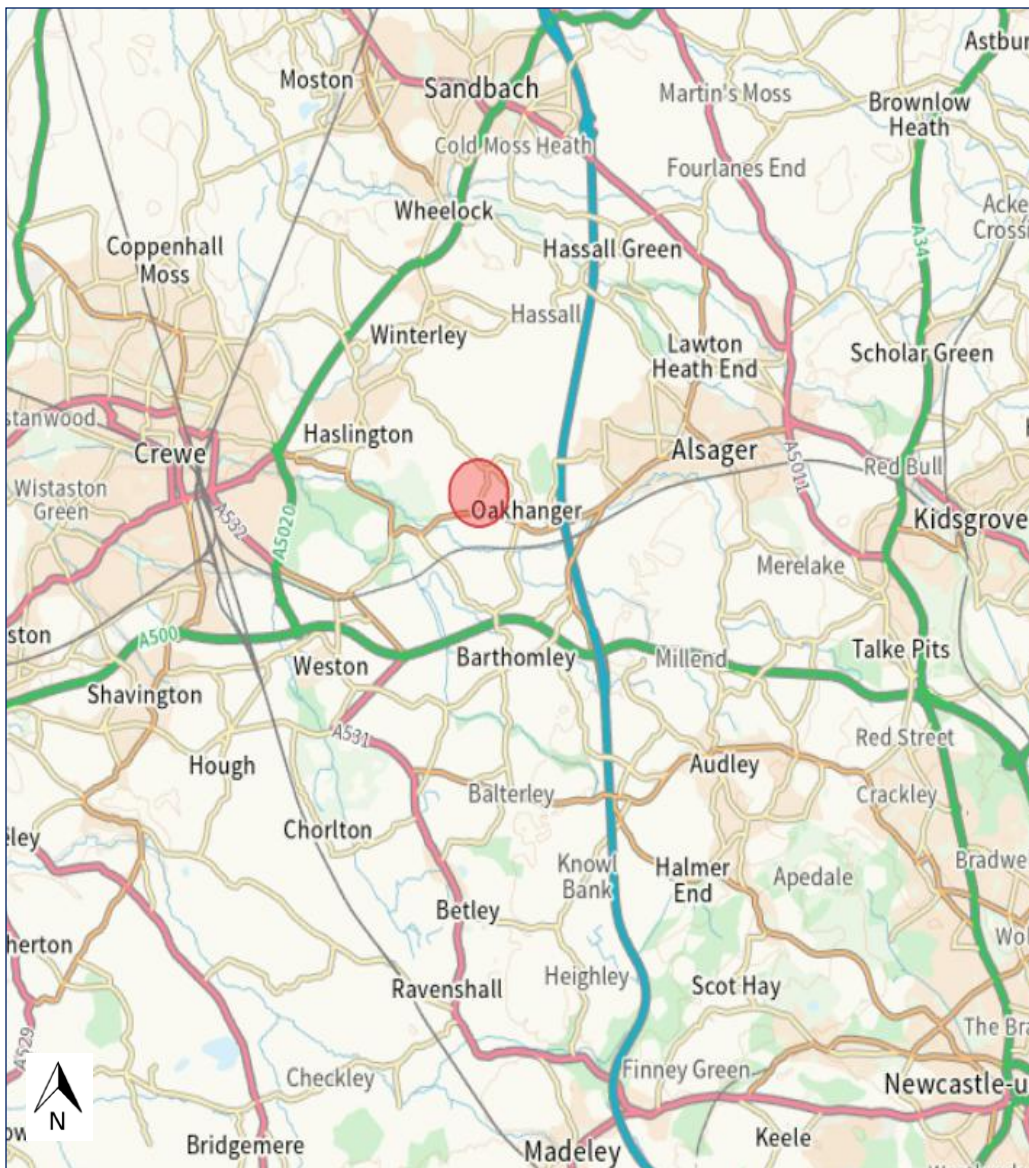
Whether you are drawn to Haslington for its peaceful lifestyle, strong sense of community, or excellent transport links, this picturesque village continues to be one of Cheshire's most desirable locations.

CONDITIONS OF SALE

The following points are conditions included with the sale:

- 1) The property is sold subject to an overage provision for the development of additional dwellings. The standard clause being a payment of 50% of any uplift in value, and enforceable for a period of 80 years, payable on commencement of development or sale with the benefit of triggering planning consent.
- 2) The purchasers will be required to sever any water supplies to the retained land and will be responsible for erecting and thereafter maintaining a stockproof fence on all boundaries shown by an inwards T on the plans provided.
- 3) The purchasers will be required to pay an additional 1.5% of the agreed purchase price as a contribution towards the vendors legal and professional fees.





LOCATION - WHAT3WORDS - ///runs.lessening.signified

COUNCIL TAX BAND – D

EPC – F

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

VIEWINGS

We ask that all viewings of the property are made by prior appointment with the selling agents, by calling the office 01829 773000.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries on the site and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

TITLE

The property is being sold freehold with vacant possession upon completion.

SERVICES

Mains water, mains electricity and private drainage.

SELLING AGENTS

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