

FOR SALE BY PRIVATE TREATY

**A RESIDENTIAL REDEVELOPMENT
AND REFURBISHMENT PROJECT
WITH TWO EXISTING HOUSES AND
TWO BARNES WITH FULL PLANNING PERMISSION**

**THE WHOLE ENJOYING SPECTACULAR NEAR
AND LONG DISTANCE VIEWS**

**ASHES FARM, 101 & 103 HIGH STREET,
HARRISEAHEAD, STOKE ON TRENT ST7 4JU**



The Site Offers the Opportunity for the Establishment of a Good Quality Residential Development with a Stone and a Brick Barn having Full Planning Permission for Development.

A Modern 3 Bedroomed House Requiring Some Upgrading And A Further 3 Bedroomed House Requiring Full Refurbishment.

THE SITE IS OFFERED AS A WHOLE

DIRECTIONS

The property is located down a sweeping driveway off the village High Street, if approaching from the A500 take the exit for Kidsgrove onto the A527, follow this road for 1.5 miles, before taking a right turn onto Colclough Lane. Follow this road for 1.3 miles and then take a left turning onto High Street, follow this road before eventually passing The Royal Oak Public House, after 200 yards the property will be found on your left.

AGENT'S NOTES

This is a wonderful opportunity to acquire a mature site, enjoying spectacular panoramic views, including Mow Cop Castle, Peckforton Hills and Beeston Castle.

The site may be suitable for a development company or for a group or consortium to carry out a joint redevelopment. The whole site extending to 1 acre.

The site is on the northern fringes of the City but access is good to the A500 D Road.

103 & 101 HIGH STREET, HARRISEAHEAD



103 HIGH STREET, HARRISEAHEAD

Front Entrance Door leading to a large Hallway, providing access to all the ground floor rooms, including:-

Family Room:- 7.19m. x 3.76m.



Living Room:- 5.22m. x 6.01m. with sliding door to front of the property.

Utility Room:- 1.55m. x 2.62m. with base and wall cupboards and a Baxi boiler.

Kitchen:- 4.92m. x 3.78m. (plus 1.52m. x 0.7m.) with base and wall cupboards, Diplomat Gas Hob electric oven and extractor hood, and stainless steel with drainer. Patio doors provide access to the rear garden.



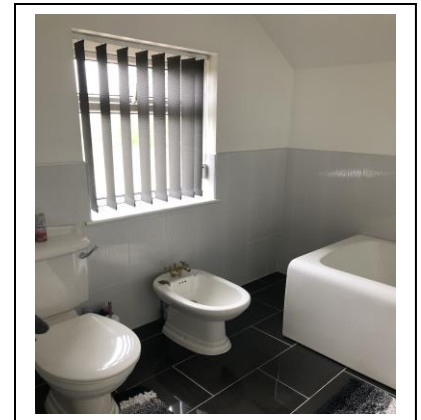
Downstairs **Bathroom:-** 2.97m. x 3.91m., comprising WC, Sink, Wash Hand Basin, Corner Bath and Separate Shower

Carpeted Stairs lead to **First Floor Landing** and



Bedroom 1:- 5.18m. x 4.09m., offering superb countryside Views, with

En-Suite:- 2.34m. x 3.01m. with WC, bidet, roll top bath and heated towel rail.



Bedroom 2:- 3.77m. x 3.07m. (plus 0.68m. x 0.88m.)



Bedroom 3:- 5.14m. x 2.44m.



OUTSIDE

There are lawned garden areas to the front and rear of the house, together with a patio at the rear.



To the side is a substantial **Brick Garage**:- 9.5m. x 6.34m. with good height to ceiling and electric roller shutter doors. The building is suitable for small scale commercial user, subject to planning permission.



There is a block of **2 Stables** constructed of painted block with a corrugated roof.



101 HIGH STREET, HARRISEAHEAD

The property has been let for a number of years and would now benefit from a comprehensive scheme of refurbishment and upgrading. It contains:-

Kitchen:- 4.72m. x 1.63m. Galley style tiled kitchen fitted with base and wall cupboards, with composite work surfaces incorporating a stainless steel sink unit with drainer, Indesit Electric Hob with extractor hood.



Dining Room:- 4m. x 3.28m.

Lounge:- 4.98m. x 4.33m. (plus 1.87m. x 0.68m.)
Having exposed beams, electric fire and laminate flooring
Door leading to the rear garden.

Understairs **Storage Cupboard:-** 0.86m. x 1.16m.



Situated in the flat roof extension are:-

WC (1.77m. x 0.87m.);

Storage Cupboard:- 1.77m. x 0.99m.;

Second Storage Cupboard:- 2.13m. x 1.62m.;

Boiler Room:- 0.8m. x 1.85m. containing gas fired central heating boiler.

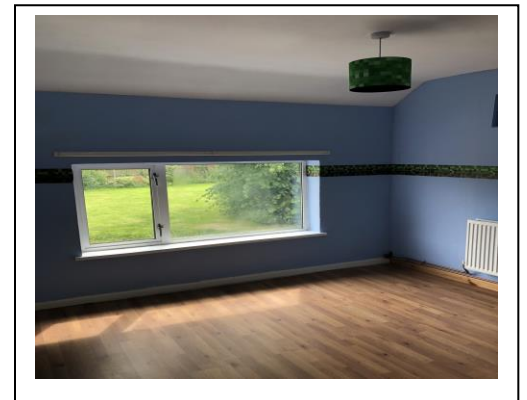
Carpeted Stairs lead to **First Floor Landing** and



Bedroom 1:- 3.13m. x 3.17m.

Bedroom 2:- 1.98m. x 2.31m. (plus 0.95 x 1.49m.) (N.B. Whilst this room has been used as a bedroom it requires a window to the outside to create a fully habitable room.

Bedroom 3:- 4.1m. x 3.51m. (plus 1.35m. x 0.61m.)
with **Hatch to Loft.**



Bathroom:- 1.94m. x 1.57m. with bath and wash hand basin.

Separate **WC:-** 1.5m. x 0.7m.



BARNs FOR CONVERSION

Planning permission was granted by Newcastle-under-Lyme Borough Council on 18th June 2021 (Application Number 21/00343/FUL for the **conversion and change of use of former farm buildings to 2 residential dwellings, demolition of additional building and replacement with 2 domestic single storey timber framed garages, creation of residential curtilages and connection to foul drains.**

Copies of the site plan and existing and proposed building designs form part of these particulars. A copy of the planning permission is available on the agent's website. The 2 buildings are as follows:-

CART BARN

This traditional barn is constructed of stone with a tiled roof over and is on two floors. There is a set of loft steps which, if retained within the design for authenticity.

The accommodation when completed will include Front Doorway with a single user room, containing Kitchen, Dining and Living Areas. Stairs will lead to the First Floor with 2 Double Bedrooms and Bathroom.



DUTCH BARN

This building is constructed with substantial brick pillars and has a semi round roof. The finished accommodation will comprise Entrance Doors to large through Living Room, partially galleried with Stairs and Cloaks Area off. There is a further through Kitchen/Dining Room together with a Family Room and Study.

On the First Floor are 4 Double Bedrooms, 2 of which will be En-Suite, together with a Family Bathroom.



The existing concrete Storage Building has planning permission for demolition as part of the scheme with the construction of timber framed closed and open garages to each of the conversions.

SERVICES

101 High Street, Harriseahead and 103 High Street, Harriseahead both have a full system of central heating powered by gas fired boilers.

We understand the properties are connected to mains, gas, electricity, water and drainage.

TENURE AND POSSESSION.

The property is owned freehold and is offered for sale with the benefit of vacant possession.

LOCAL AUTHORITY

Newcastle-under-Lyme Borough Council, Castle House, Barracks Road, Newcastle, Staffordshire ST5 1BL.

COUNCIL TAX BAND –

101 High Street, Harriseahead and 103 High Street, Harriseahead both have a Council Tax Band of B.

EPCs for 101 High Street, Harriseahead and 103 High Street, Harriseahead

101, High Street Harriseahead STOKE-ON-TRENT ST7 4JU	Energy rating E
Valid until 21 February 2023	Certificate number 8757-7322-0420-4529-5926

Property type Semi-detached house

Total floor area 106 square metres

103, High Street Harriseahead STOKE-ON-TRENT ST7 4JU	Energy rating D
Valid until 5 April 2024	Certificate number 8634-7027-2400-0103-4996

Property type Semi-detached house

Total floor area 189 square metres

VIEWING

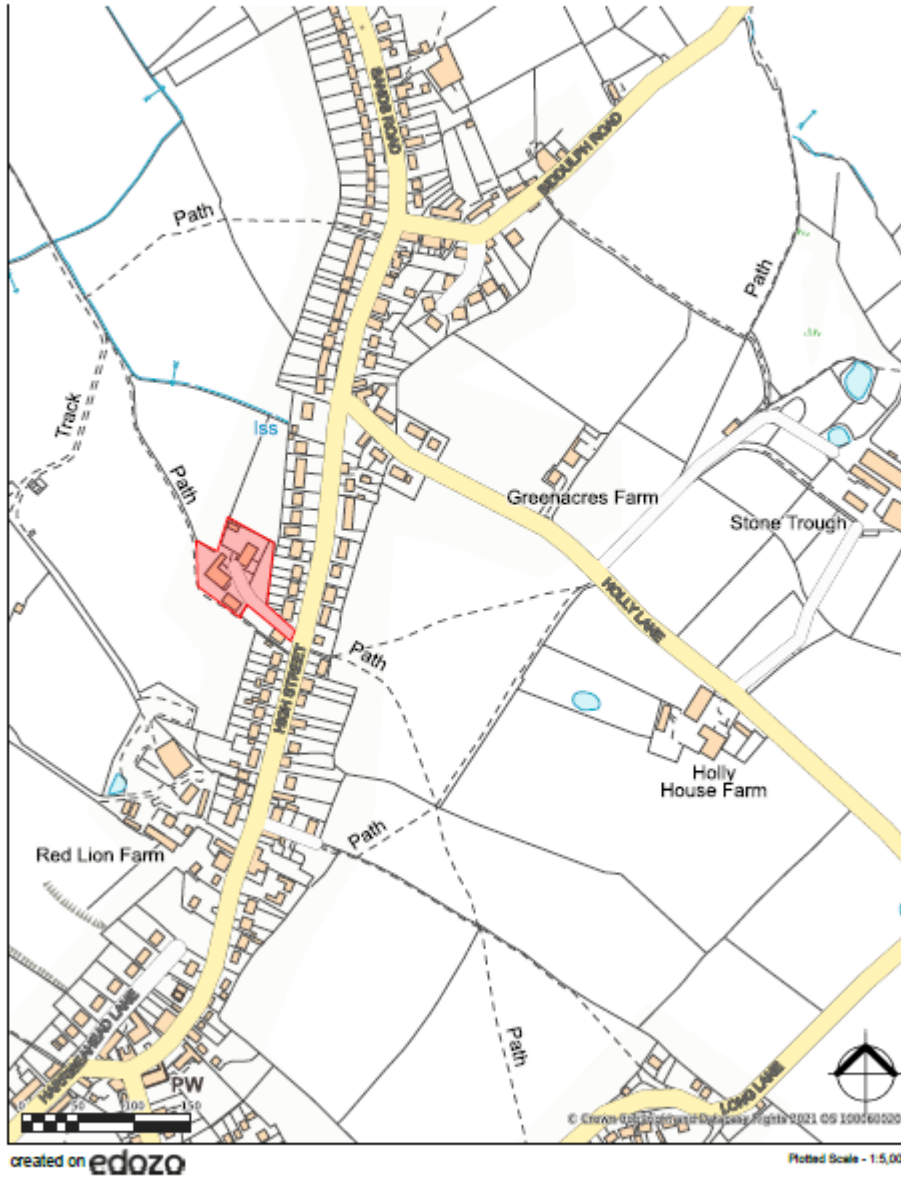
Strictly by appointment through the agent.

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser 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. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.



101 High Street, Harriseahead, Stoke-on-Trent, ST7 4JU



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract