

For Sale by Private Treaty

**Higher Stock Lane Farm, Stock Lane,
Marchington Woodlands, Uttoxeter,
ST14 8PA**



An opportunity to purchase a traditional five-bedroom brick and tile farmhouse dating back to 1893, with rolling views over the Staffordshire countryside. There are a range of modern and traditional buildings and 35 acres of pastureland.

OFFERS IN THE REGION OF £1,300,000

Higher Stock Lane Farm is a rare opportunity to purchase a property with fantastic scope for smallholders, equestrian use or small business, as a whole.

The house itself is ripe for updating internally, although it is noted that it has been rewired within the last 3 years. The buildings offer potential for a range of uses, either in their current condition or for conversion subject to planning permission being sought. The land extends behind the property gently sloping away from the house, offering stunning views over open countryside.

DIRECTIONS

From Uttoxeter, take the B5017 south towards Marchington. Continue for approximately three miles then take the right hand turn onto Stock Lane, just before you reach the Blacksmiths Arms. Continue along Stock Lane for half a mile, and it is the third farm on the right. For satellite navigation use post code ST14 8PA.

The farmhouse comprises:

Entered through the back door, from the farmyard a covered porch area -

Kitchen (5.45m x 4.92m)
with quarry tile floor, solid fuel Rayburn which feeds seven radiators, steel sink and drainer and exposed beams.

The kitchen leads to the following -

Pantry (3.67m x 2.48m)
with shelving and slate stillages

Ironing room (3.1m x 1.63m)

Shower room (2.97m x 1.87m)

With carpet floor, double shower with electric shower, and WC

Hallway (4.35 x 2.5)

With main front door to the house and quarry tile floor

Leading to

Cellar (1.99m x 4.26m)

With shelving and original brick stillages

Sitting Room (4.6m x 4.29m)

With open fire in cast iron surround with wooden mantel

Second Sitting Room (3.85m x 4.23m)

With open fire



On the first floor

Landing (5.32m x 1.96m)

To

Bedroom 1 (4.31m x 4.62m)
with blocked up fire place in cast iron surround, dual aspect

Bedroom 2 (4.27m x 3.43m)

Second Landing (4.85m x 1.1m) + (4.95m x 1.1m)
In two parts, with loft access

Bedroom 3 (4.54m x 3.64m)
With cast iron fireplace

Bathroom 2.5m x 4.25m
With part carpet, part vinyl flooring, fully tiled to two walls, white WC, hand basin and bath, hot water cylinder.

Bedroom 4 3.15m x 3.6m

Bedroom 5 4.9m x 3.6m

Old Dairy: Entered externally next to the back door is the old dairy measuring 3.64m x 2.33m



OUTSIDE - There is a parking area to the side of the property and a garden area wrapping around the south east of the house. The majority of the buildings lie to the north and west sides of the property.

The agricultural land lies behind the house and is shown edged red on the attached plan, extending to 35 acres or thereabouts.



Schedule of Buildings:

The buildings are all well maintained and offer a huge scope for a variety of uses -

Map Ref	Building	Area
1	Breeze block and fibre sheet roof dog kennels, formally pig stys	116.34
2,3,4,5	Traditional red brick buildings in an L shape. Predominantly single storey, but some two storey areas. Appear in sound condition.	203.76
6	Main Dutch barn, concrete floor, barrel roof, 2.5m high concrete panels to the wall	124.62
7	Central shed, pitched roof, concrete floor, walls part breeze block part corrugated sheeting	162.6
8	Lean to	87.96
9	Continuation of building 7. Three phase electricity. Built approx. 40 years ago.	155.22
10	Lean to	111.8
11	Two storey brick and tile barn	54.38
12	Corrugated metal and timber shed	74.06
13	Tin shed with earth floor	110.29
14	Steel 4 bay shed, open fronted. Low eaves height to rear, part concrete floor	148.37
15	Steel shed with secure lockup	51.65
	Total footprint	1401.2 msq



SERVICES

The house and buildings are connected to mains water and electricity. The drainage is to a private septic tank. The solid fuel Rayburn feeds seven radiators. Other heating is through open fires. The property has the benefit of an immersion heater.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F		
1-20	G	15 G	

PLANNING PERMISSION

The vendors have not pursued planning permission, but it is noted that there are several barns which have been converted to residential use in the vicinity. Prospective purchasers are to make their own enquiries. The property is being sold free of any clawback or uplift clause.

RESTRICTIONS, RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

A footpath crosses the land from Stock Lane through two fields (see plan, marked blue).

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register and entitlements can transfer with the land.

Please note that the Vendors have applied for Basic Payment Scheme in the current year and will retain the payment.

TENURE

The property is owned freehold and is offered for sale with vacant possession upon completion.

LOCAL AUTHORITY

East Staffordshire Borough Council, The Town Hall, King Edward Place, Burton upon Trent DE14 2EB.
Telephone number 01283 508000.

Council Tax Band is E

VIEWING

Strictly by appointment through the Agent's Stone Office. Tel: 01785 850866

GROUND FLOOR
APPROX. 1266.8 SQ. FEET



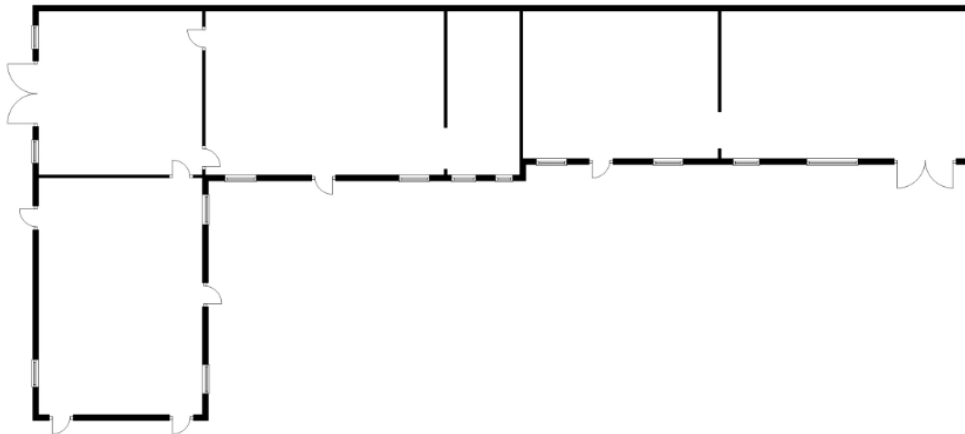
FIRST FLOOR
APPROX. 1287.2 SQ. FEET



TOTAL AREA: APPROX. 2554.0 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

BARN 1
APPROX. 2317.4 SQ. FEET

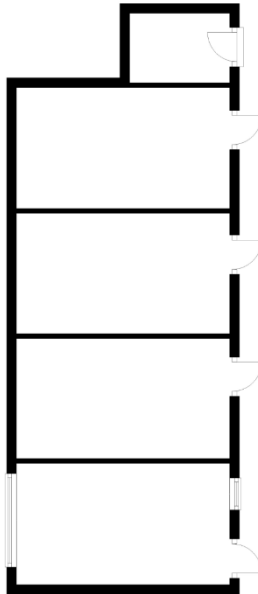


TOTAL AREA: APPROX. 2339.1 SQ. FEET
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FIRST FLOOR
APPROX. 391.7 SQ. FEET

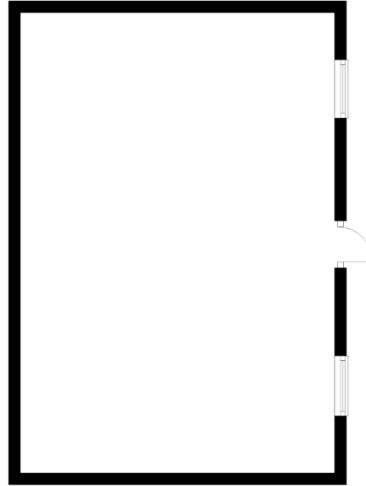


BARN 2
APPROX. 508.7 SQ. FEET

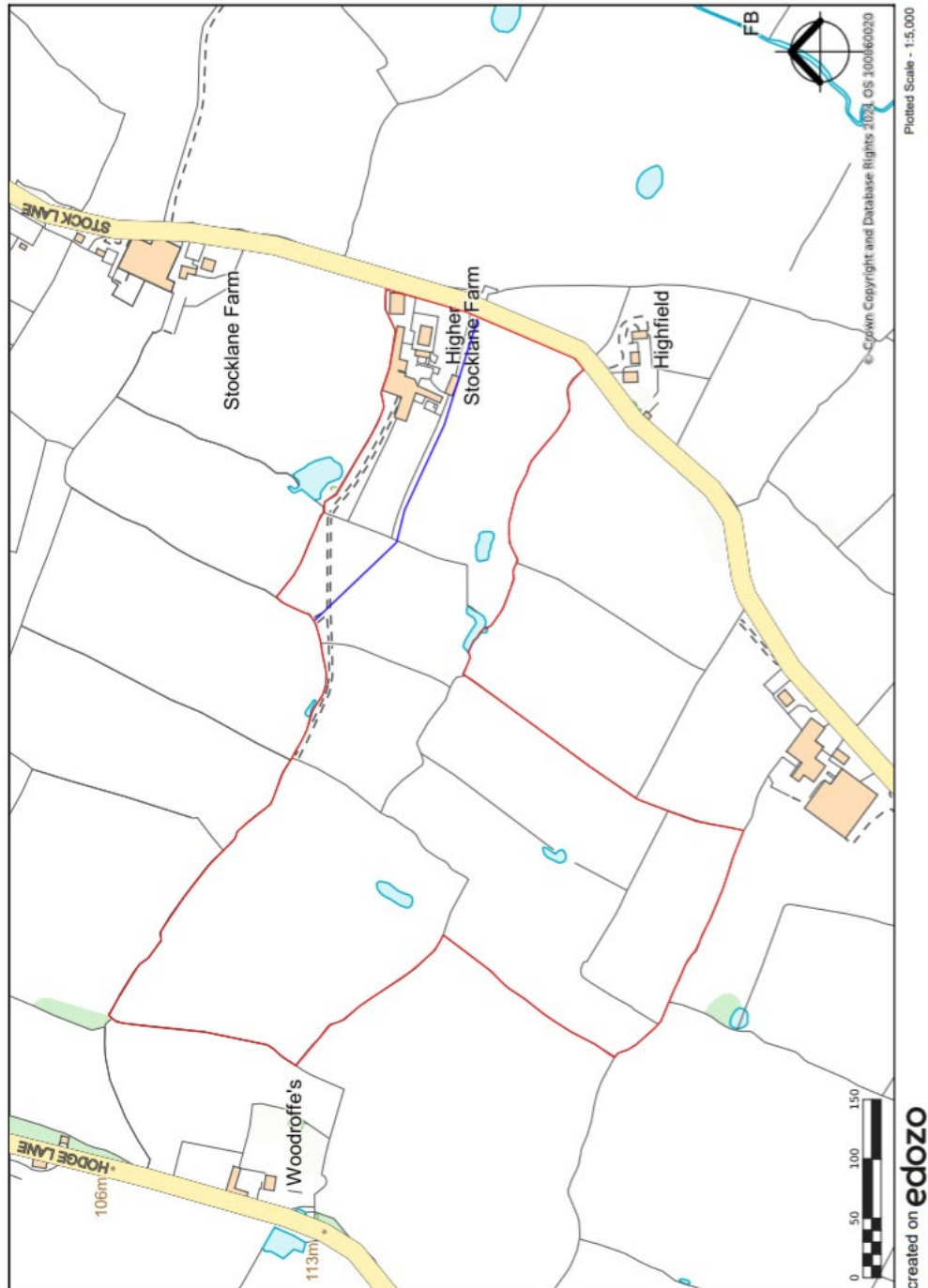


TOTAL AREA: APPROX. 508.7 SQ. FEET
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BARN 3
APPROX. 453.6 SQ. FEET



TOTAL AREA: APPROX. 453.6 SQ. FEET
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PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

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