



Darlaston Grange Farm
Stone, Staffordshire

HinsonParry
& Company

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GERMAN**

DARLASTON GRANGE FARM



Productive arable farm with secondary accommodation



**Darlaston Grange Farm, Yarnfield Lane, Stone,
Staffordshire, ST15 0NE**



**A productive and accessible arable farm with
Georgian farmhouse and an extensive range of
traditional buildings with development potential
(subject to necessary consents).**

- Darlaston Grange Farmhouse: An attractive three storey period five bedroom farmhouse.
- Darlaston Grange Farmhouse Annexe: A single bedroom self-contained annexe.
- Traditional Buildings: Extensive single storey and double height red brick farm buildings with significant development potential (STP).
- Stable block: Traditional brick-built stables
- About 196 acres (79.3 hectares) of productive arable land

In all about 234.45 acres (94.88 hectares).

**For sale freehold as a whole or in up to 3 lots by
private treaty**

Vacant possession available on completion (subject to
any holdover requirements)



**Fisher German - Ashby-de-la-Zouch 01530 410840
Hinson Parry - Stone 01782 713444**



ashbyagency@fishergerman.co.uk
info@hinsonparry.co.uk



fishergerman.co.uk
hinsonparry.co.uk



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Introduction

Darlaston Grange Farm is a highly productive arable farm with extensive residential accommodation and an attractive range of traditional farm buildings.

The farm has been in the hands of the same family for over 40 years. The sale represents a very rare opportunity to acquire a well-managed and accessible arable farm in central Staffordshire with potential for conversion of the extensive farm buildings (subject to necessary consents).

Situation

Darlaston Grange Farm is situated between the market town of Stone and the M6 motorway in central Staffordshire.

Stone offers a comprehensive range of facilities, whilst the city of Stoke-on-Trent and the County town of Stafford (both within 10 miles) offer a wider range of amenities, including shops, restaurants, schools, and leisure facilities.

The cities of Wolverhampton (26 miles), Birmingham (37 miles),

and Derby (37 miles) are all within easy reach and provide more extensive facilities.

Transport links are excellent with access to the A34 (Stoke on Trent to Stafford) just 0.5 miles away. The national road network can be accessed via the M6 motorway J14 (6.6 miles) and J15 (6.8 miles).

From Stone there are train services to London Euston from 2 hours 50 minutes. From Stafford there are direct train services to London Euston from 1 hour 17 minutes.

5 bedroom Georgian Farmhouse and Farmhouse Annexe

There are a range of private and state schools in the locality including Stafford Grammar School, Denstone College, Abbotsholme School and Foremarke Hall Preparatory School.

Summary of Lots

Darlaston Grange Farm is available as a whole or in up to three lots:

Lot 1 - Darlaston Grange Farmhouse, Annexe, Farm Buildings, and land extending to about 34.07 acres. Shown coloured blue on the sale plan.

Lot 2 - Land to the north of Yarnfield Lane extending to about 101.6 acres. Shown coloured yellow on the sale plan.

Lot 3 - Land to the south of Yarnfield Lane extending to about 98.78 acres. Shown coloured pink on the sale plan

Darlaston Grange Farmhouse

The Georgian and part Victorian farmhouse is of traditional red brick construction under a tile roof and extends to about 4,356 sq.ft. (405 sq.m.). The farmhouse is approached from Yarnfield Lane along a private driveway and occupies a private position. Accommodation is arranged over three floors with the house informally split into two private dwellings.

The ground floor comprises; entrance porch leading to a hallway with access to the first kitchen. The kitchen benefits from fitted floor and wall units. A bathroom and separate utility room are accessed from the kitchen. Two sitting rooms, both well appointed, a large second farmhouse kitchen with fitted floor and wall units, a dining room and WC complete the ground floor.

The first floor comprises; four double bedrooms, one with ensuite and two with built in wardrobes/ storage cupboards. Two family bathrooms complete the first floor.



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The second floor comprises; one double bedroom and three unmodernised attic rooms that could convert to additional living space subject to any necessary consents.

The farmhouse benefits from immaculate garden and lawn areas to the south and east elevations leading to 'bluebell wood' a mature woodland parcel providing significant amenity appeal to the farmhouse.

The property has single glazed timber framed windows throughout and heating is provided by way of electric heaters and secondary solid fuel heating. The vendors carried out works to repair and replace the roof of the farmhouse around 2012.

Drainage is to a private system and mains electricity is connected.

EPC rating: G

Darlaston Grange Farmhouse Annexe

The annexe, which was renovated throughout in 2018, adjoins the farmhouse, benefitting from a private entrance and comprises; entrance hall, kitchen/ living area with kitchen, separate utility room and WC to the ground floor.

The first floor comprises; one double bedroom, bathroom and airing/ storage cupboard.

The annexe is of red brick construction under a tile roof extending to about 734 sq.ft. (68 sq.m). The annexe has single glazed timber framed windows throughout and heating is by way of electric heaters. Connected to the annexe is a home art studio converted from the old bake house with separate entrance room and former bread oven room with attractive views over the garden and lawn areas.

EPC rating: G

The Farm Buildings

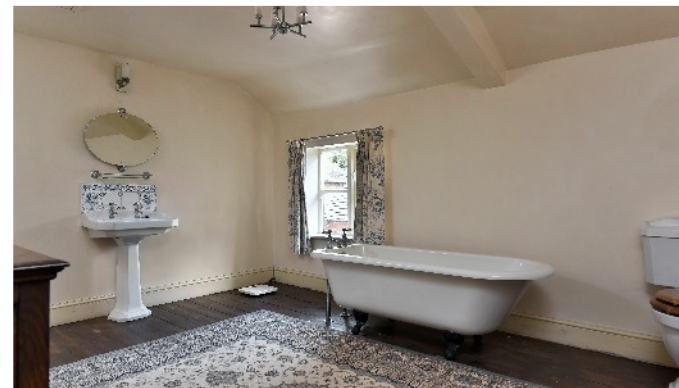
The attractive and extensive range of single and double height red brick farm buildings within lot 1 have been meticulously maintained and present an exciting opportunity for conversion to alternative uses, subject to necessary consents. The buildings enclose a central courtyard and sit to the north and west of the farmhouse.

Currently utilised for storage and benefitting from water and electricity connections the buildings extend to about 6,858 sq.ft. (637 sq.m.) including a more modern steel framed agricultural building.

The buildings comprise a range of workshops, garage and large open general-purpose areas formerly used for grain storage, with exposed timber beams.

The traditional buildings have been subject to a comprehensive maintenance programme over recent years including reroofing in part.

In addition to the principal buildings there is a traditional brick built stable block comprising 5 no. Stables.



Extensive range of traditional farm buildings



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Darlaston Grange, Stone
Approximate Gross Internal Area
Main House = 405 sq.m/4356 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2020

Traditional buildings with development potential (STP)

Darlaston Grange, Stone
Approximate Gross Internal Area
Garage = 82 sq.m/881 sq.ft
Outbuildings = 218 sq.m/2351 sq.ft
Barn/Stables = 637 sq.m/6858 sq.ft
Annexe = 68 sq.m/734 sq.ft
Total = 1005 sq.m/10824 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2020

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Farmland

The land within lot 1 comprises about 31 acres of predominantly arable land. Two small paddocks flank the driveway on either side and may present opportunities for livestock grazing or equestrian use. The remaining land comprises mature woodland increasing the amenity appeal of the property.

Lot 2 - Land to the north of Yarnfield Lane extending to about 101.6 acres. Shown coloured yellow on the sale plan.

The land within lot 2 comprises about 101.6 acres of predominantly south facing arable land with several woodland spinneys, in a ring fence. The arable land has been farmed under a contract farming agreement for in excess of 10 years and has been well managed, supporting a range of combinable crops including winter wheat, barley, and oilseed rape.

The land is currently cropped with barley.

Access to the land is provided directly from Yarnfield Lane.

Lot 3 - Land to the south of Yarnfield Lane extending to about 98.78 acres. Shown coloured pink on the sale plan.

The land within lot 2 comprises about 98.78 acres of predominantly south facing arable land with interspersed areas of mature woodland and ponds in a ring fence.

The arable land has been farmed under a contract farming agreement for in excess of 10 years and has been well managed, supporting a range of combinable crops including winter wheat, barley, and oilseed rape.

The land is currently cropped with barley.

Access to the land is provided directly from Yarnfield Lane.



A rare opportunity to acquire an arable farm in central Staffordshire

High-speed Rail (HS2)

The current proposed route for the HS2 Phase 2A development will affect field nos. 7467, 6080, 9846 and 2031. We understand an area of approximately 35 acres will be taken (permanent loss) within the above land parcels for the development of the rail line.

Additionally, we understand an adjoining area of approximately 58 acres will be required for temporary use during the development period. The farm is currently subject to an access licence for ground investigation survey purposes/ borehole monitoring to August 2022.

Further details are available from the selling agents.

Soil Types and Land Classification

The farmland is classified as Grade 3 and Grade 2 according to the Natural England Regional Agricultural Land Classification Maps.

According to the Soil Survey of England and Wales, the soils are of the Whimple 3 association and are described as reddish fine loamy or fine silty over clayey soils with slowly permeable subsoils and slight seasonal waterlogging and are generally suited to dairying and stock rearing and winter cereals.

Method of Sale and Lotting

The property is offered for sale as a whole or in up to three lots as identified on the sale plan. Cross rights and reservations may be imposed and granted for the provision of access, maintenance, services, and other rights where required.

Ingoing crop valuation/holdover

If appropriate, the purchaser(s) shall be required to take and pay for any growing crops, including enhancement, seed, fertiliser, sprays and lime, plus tillage in accordance with the CAAV costings guide, in addition to the price offered for the property. Contractors' rates will be charged where applicable. The valuation



is to be made by Fisher German LLP as agents acting for the vendor and valuers appointed by the purchaser(s). If timescales dictate otherwise, then a right of holdover may be required.

Basic Payment Scheme and Environmental Stewardship

The land is registered on the Rural Land Register and the vendors have claimed payments under the Basic Payment Scheme. Entitlements will be included within the sale/s and will be apportioned based on lotting areas.

Where entitlements are transferred, then payment for the current scheme year will be retained by the vendors and the purchaser/s will indemnify the vendors against any breach of cross compliance.

The property is not entered into any environmental stewardship schemes.

Mineral, Sporting and Timber Rights

As far as they are owned, the mineral, sporting and timber rights are included in the freehold sale.

Rights of way, wayleaves and easements

The property will be sold subject to and with the benefit of all rights of way, wayleaves and easements, whether mentioned in these particulars or not.



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Overage

Lot 1 will be sold subject to an uplift provision which will specify that 30% of any increase in value of the land or buildings due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors or their successors in title should such development occur within 30 years from the date of completion.

The uplift will be payable upon sale or implementation but shall not be triggered by any development for agricultural purposes.

Tenure and Possession

The property is offered freehold with vacant possession available upon completion. Subject to sale timing the Vendors may enter into a cropping licence post harvest.

Services

A private water supply (borehole) serves the farmhouse, annexe and farm buildings. We understand a connection to a mains water supply could be established within the property boundary. A mains electricity connection serves the farmhouse, annexe and farm buildings.

Heating to the farmhouse and annexe is by way of electric heaters and secondary solid fuel heating.

Drainage for the residential elements is to a private system. None of the services have been tested by the selling agents.

Data Room

A secure data room containing relevant title documentation, plans, BPS, and copies of EPCs will be made available to interested and verified parties. Please contact the selling agents for login details.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right to

it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the sale price.

Local Authority

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ

Tel: 01785 619000

Fixtures and Fittings

All fixtures and fittings whether mentioned or not in these particulars are excluded from the sale but may be available by separate negotiation.

Plans, Photographs and Measurements

The plans, photographs and measurements within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser(s) shall be deemed to have fully satisfied themselves as to the description of the property and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

Solicitors

Nigel Davis Solicitors
3-4 Spire House, Waterside Park, Ashbourne, DE6 1DG
Tel: 01335 346 772

Attn. Mr Matthew Elias

Viewings

All viewings are strictly by appointment through the joint selling agents.

Fisher German: Richard Gadd/ Ben Longstaff
Ashby-de-la-Zouch 01530 410840
ashbyagency@fishergerman.co.uk
www.fishergerman.co.uk

Hinson Parry: Bill Parry/ Ella Dainty
Stone 01782 713444
info@hinsonparry.co.uk
www.hinsonparry.co.uk

Directions

WTW: [///surprises.horizons.broth](#)

From the north. Exit the M6 motorway at Junction 15 and take the third exits at Hanchurch Interchange onto the A519 Newcastle Road. Take the first left onto the B5038 Whitmore Road. After 1 mile turn right onto the A34 Stone Road. Continue on the A34 towards Stone for approximately 5 miles before turning right onto Yarnfield Lane. After approximately 0.4 miles the farm entrance will be found on the right-hand side.

From the south. Exit the M6 motorway at Junction 14 and take the third exit onto the A34 Stone Road. Follow the A34 for approximately 6.1 miles before turning left onto Yarnfield Lane. After approximately 0.4 miles the farm entrance will be found on the right-hand side.



A wide-angle photograph of a lush garden. In the foreground, a large, well-maintained green lawn stretches across the frame. To the left, there are several large, rounded shrubs with green and reddish-brown foliage. In the center and right, more shrubs and a tall, dense hedge are visible. The background is filled with a dense forest of tall trees, including evergreens and deciduous trees. The sky is a clear, bright blue with some light, wispy clouds. The overall scene is vibrant and sunny.



Approximate Travel Distances



Locations

- Stone - 1 mile
- Stafford - 8 miles
- Stoke on Trent - 9 miles
- Birmingham - 37 miles



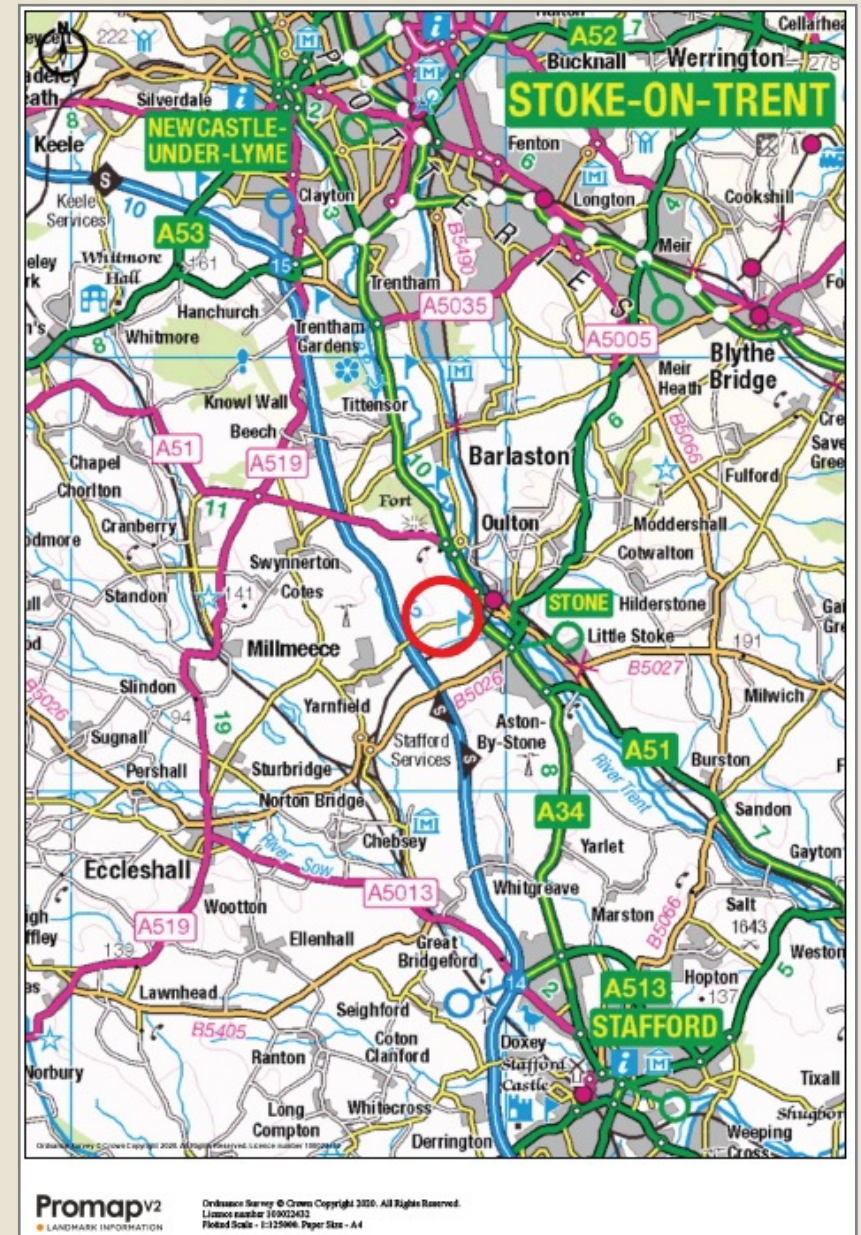
Nearest Stations

- Stone - 1 mile
- Stafford - 8 miles

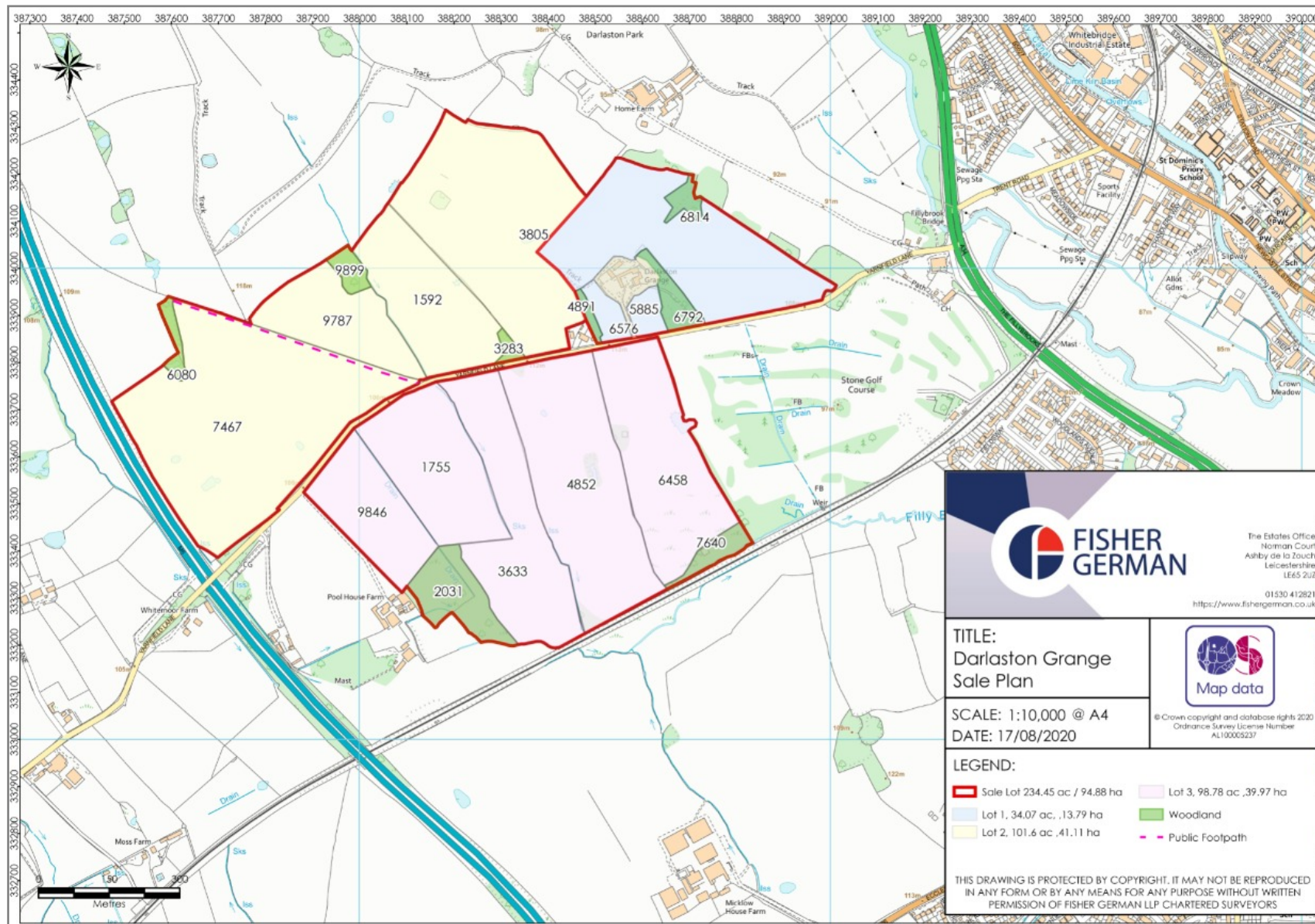


Nearest Airports

- East Midlands Airport - 45 miles



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Particulars dated August 2020. Photographs dated July 2020.

Productive arable land



