

FOR SALE BY PRIVATE TREATY

**Agricultural Building
Butt House Lane, Chapel Chorlton,
Newcastle-under-Lyme ST5 5JW**



**An Agricultural Building with Planning
Permission for Conversion into Two Residential
Dwellings Located in a Secluded Rural Area**

**Offers Invited in the Region of
£300,000**

DIRECTIONS

From the A51 at Stableford, take the turning onto Stableford Bank adjacent to the railway bridge. Bear left at the both first and second forks in the road, then turn right onto Butt House Lane. Follow the lane for approximately 100 meters and the building is on the left, marked by a Hinson Parry "For Sale" board.

DESCRIPTION

Hinson Parry are pleased to offer a 1950's former cattle shed in sound structural condition with Planning Permission for conversion to two residential units.

The building is constructed from brick with a corrugated sheet roof. The barn has an approximate footprint of 334 square meters, which would allow for two generously sized dwellings with the development of a first floor.

The property is located in a rural and secluded setting on the edge of Chapel Chorlton, enjoying views over open countryside. Amenities can be found in the nearby villages of Swynnerton and Baldwins Gate.

The barns will be sold with the land edged blue being garden land and which is the area included in the planning permission, with the land edged red as agricultural land, as seen on the attached plan. The total plot measures approximately 0.611 acres, the barn and garden land extending to 0.179 acres and the remainder being 0.432 acres.

PLANNING PERMISSION

The building was granted Class Q rights in November 2018. Details of the planning permission can be found on Newcastle-under-Lyme Borough Council's website with the planning reference 18/00752/COUNOT.

SERVICES

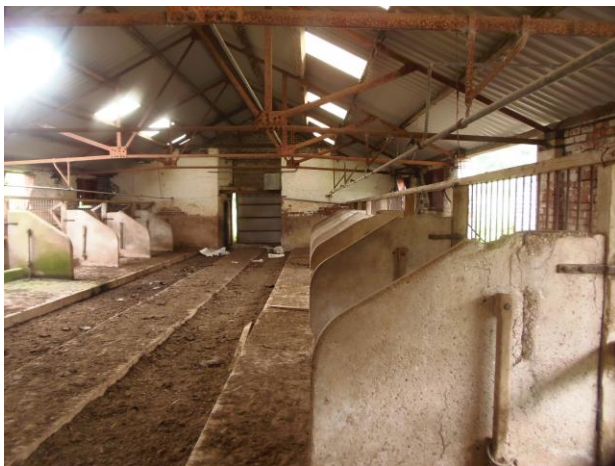
Mains electricity was formerly connected to the building. Mains water is available nearby and an easement will be granted over retained agricultural land to enable connection.

TENURE AND POSSESSION

It is understood that the property is Freehold and is offered for sale with the benefit of vacant possession.

VIEWING

When viewing the building please have a copy of these particulars to hand. Please take care when entering the building and be aware that there are cattle in the field surrounding the building.



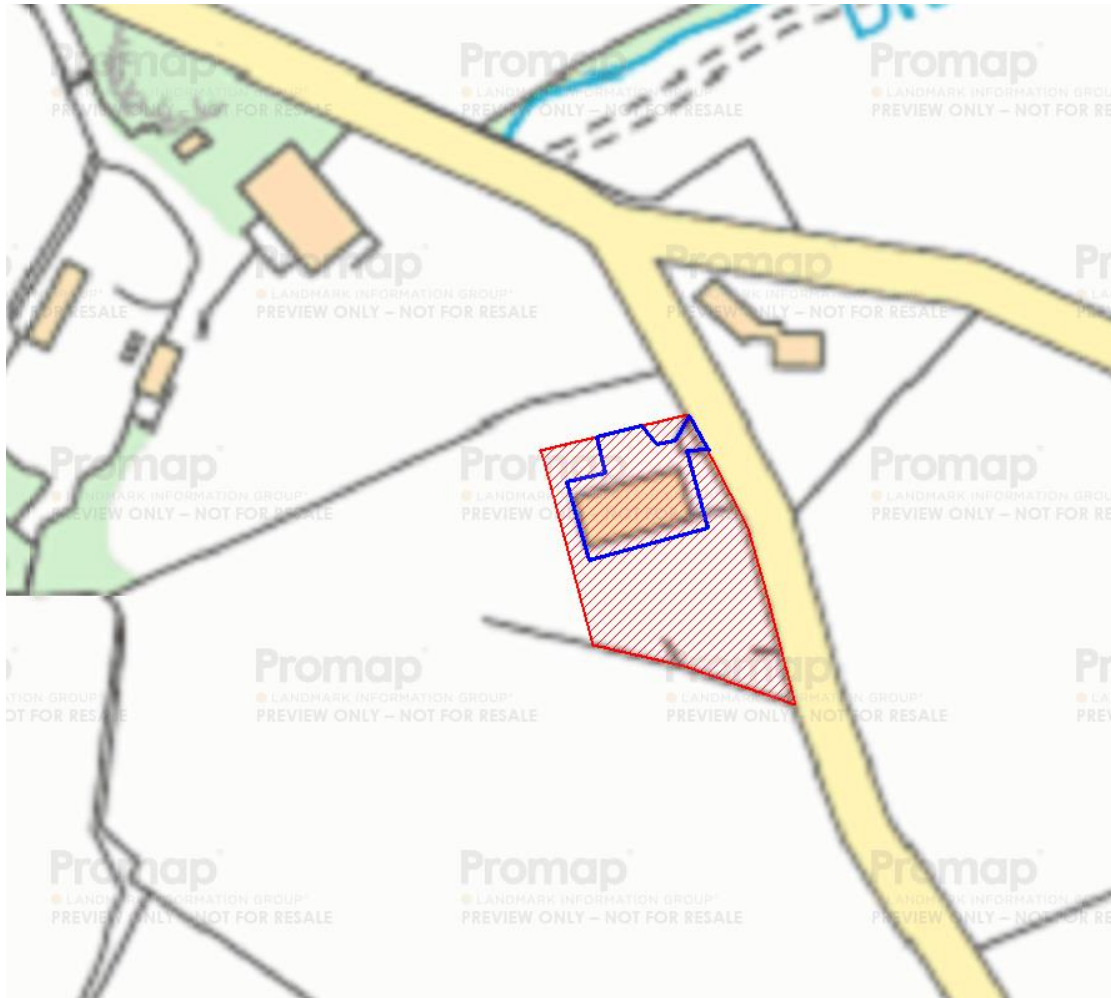
. Proposed elevations and floor plans included as part of the planning application.



Plains - Froosed Conversion
 Dam, Chapel Chorton, ST5 5JW.
 Scale 1 to 100
 Date June 2010
 433-073p Plans 1 to 100-A0



Location plan – for illustration purposes only.



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.