

FOR SALE BY PRIVATE TREATY

**DUTCH BARN FOR CONVERSION
AT
HIGH STREET, HARRISEAHEAD,
STOKE-ON-TRENT, ST7 4JU**



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.

Offers in the Region of £140,000

Please note the adjacent cart barn and the semi-detached house 101 High Street are for sale and offers are invited for the whole.

PLANNING

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.

SERVICES

We understand that mains gas, electricity, water and drainage are available.

TENURE AND POSSESSION

The property is offered freehold.

LOCAL AUTHORITY

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

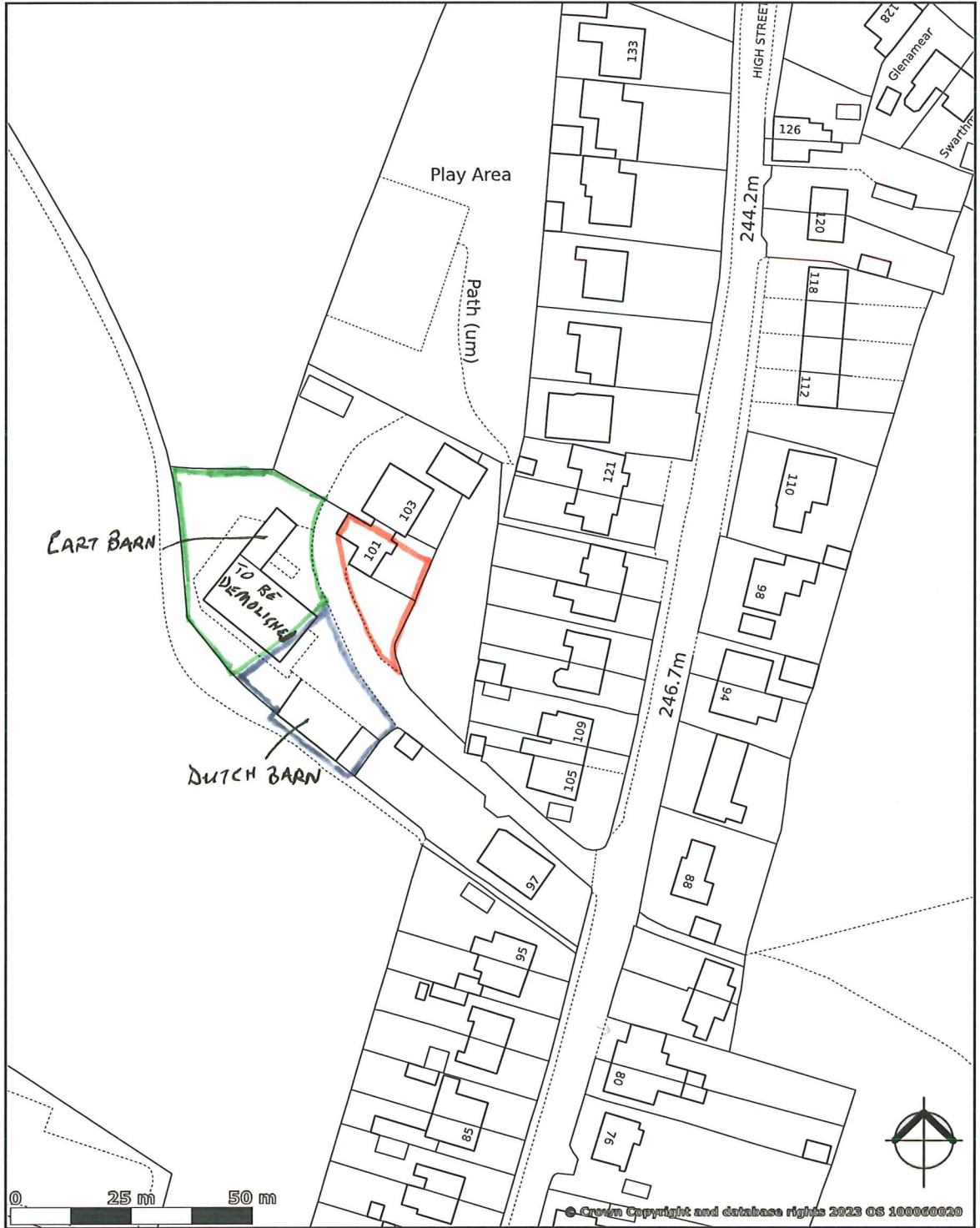
VIEWING

Strictly by appointment through the agents Hinson Parry & Co, Diamond Way, Stone Business Park, Stone, Staffordshire, ST15 0SD Tel: 01782 713444/01785 850866 email: info@hinsonparry.co.uk website www.hinsonparry.co.uk

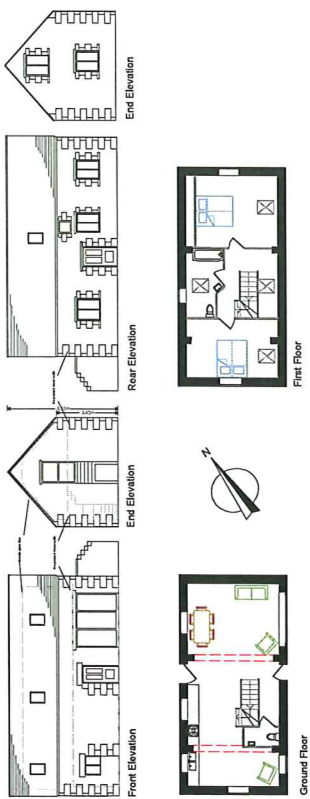
PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

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.

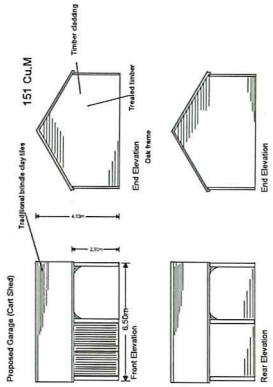
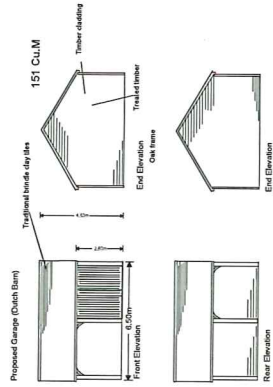




SUBJECT TO REVISION



Cart Barn



'Dutch' Barn



'Dutch' Barn

Revisions: Garages reduced in height and volume

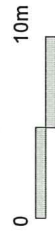
Plans & Elevations - Proposed

Ash Farm, Harrishead, ST7 4JU.

Scale 1 to 100

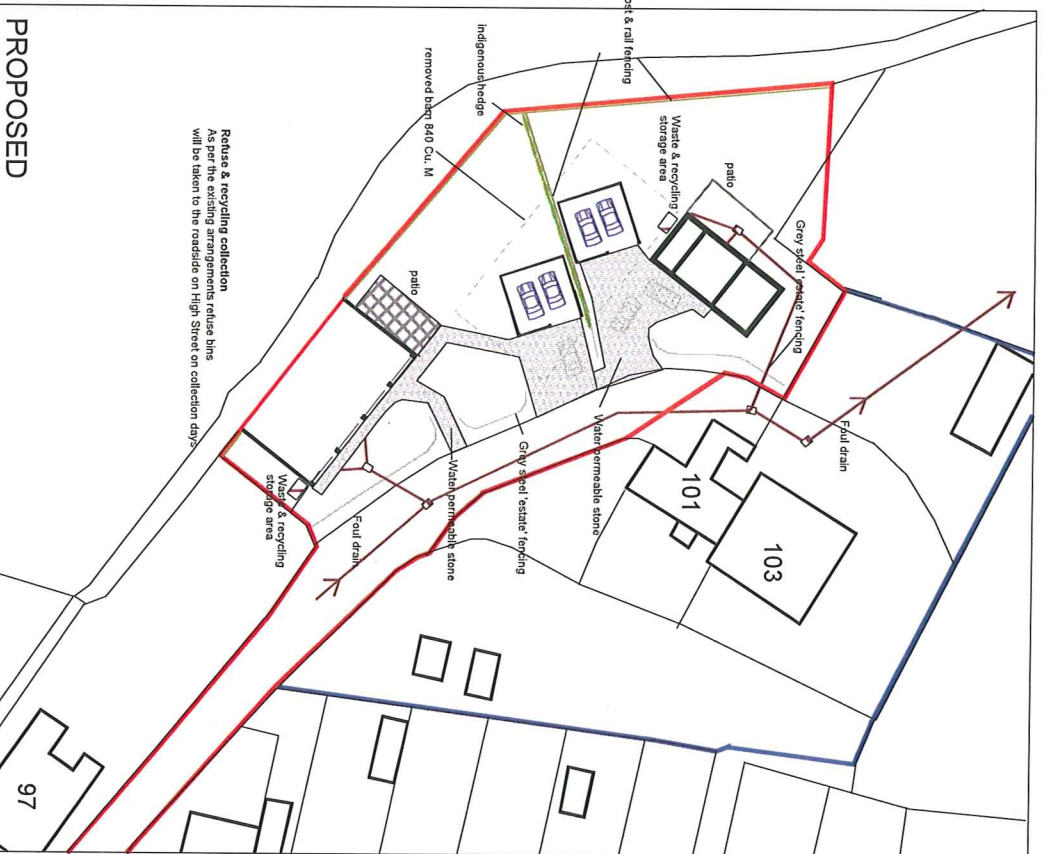
Date March 2021

433-149p Plans Proposed 1 to 100 A0 Rev A

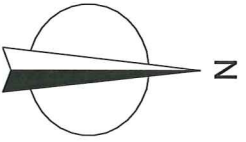




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Reduce & recycling collection
As per the existing arrangements refuse bins will be taken to the roadside on High Street on collection days



Site Plan

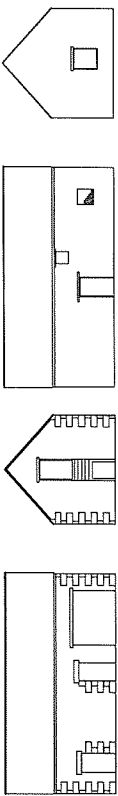
Ash Farm, Harrishead, ST7 4JU.

Scale 1 to 500

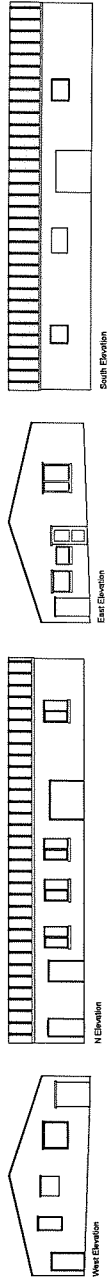
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433-149p Site Plan 1 to 500 A3

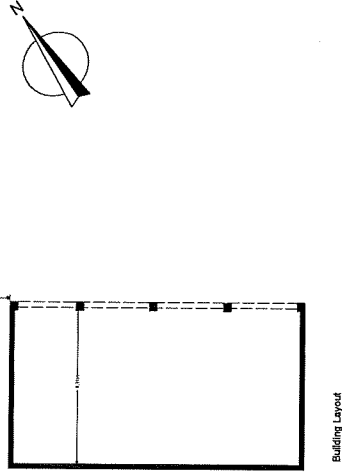




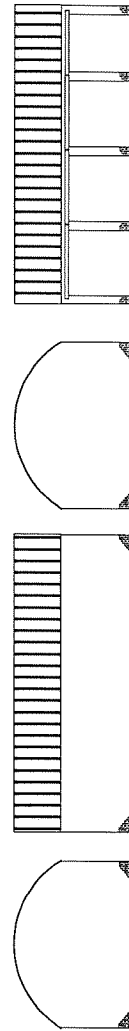
Cart Barn



Central Barn



'Dutch' Barn



Plans & Elevations

Ash Farm, Harrishead, ST7 4JU.

Scale 1 to 100

Date November 2020

433-149p Plans 1 to 100 A0



Stephen Locke Associates