

## **For Sale by Auction in Three Lots**



### **Woodend Farm, Rough Close, Stoke on Trent, ST3 4AA**

**TO BE OFFERED FOR SALE BY ONLINE AUCTION  
(Subject to Conditions and if not sold prior)**

**ONLINE AUCTION TUESDAY 7<sup>TH</sup> JULY 2020**

**An opportunity to purchase a south facing and characterful 3/4 bedroom cottage style farmhouse for renovation, with an adjoining range of traditional and modern farm buildings suitable for development (subject to planning) along with approximately 42 acres (16.84 hectares) of pastureland, split into two lots. The property lies on the edge of the Potteries conurbation with good access to the M6 and A50 for further onward travel.**

### **DIRECTIONS**

From Stone take the A520 Stone Road towards Meir. At the roundabout by the Swynnerton Arms take the second exit towards Longton and the next left onto Cocknage Road. Take the first turning on the left indicated by the Agents 'For Sale' board, and Woodend Farm can be found at the end of the private track. Satellite navigation code is ST3 4AA.

### **LOT 1**

**To include the house, farm buildings and land edged red on the attached plan, totalling approximately 3.04 acres (1.23 hectares).**

The accommodation provides:-

Front entrance door leading to hallway.

**Lounge** (4m x 3.9m) Open fire with tile surround, dual aspect.

**Sitting Room** (3.74m x 3.87m) Open fire with tile surround

**Breakfast Kitchen** (3.8m x 3.7m). Door to outside, Rayburn solid fuel range for cooking only, single sink and drainer.

**Pantry** (2.35m x 1.85m)

**Utility Room** (2.88m x 3.78m) Dual aspect with external door

### **FIRST FLOOR**

Carpeted floors leading to first floor landing to

**Bedroom 1** (3.88m x 3.83m) To the front of the property

**Bedroom 2** (3.88m x 4m) To the front of the property

**Bedroom 3** (3.84m x 3.78m) To the rear of the property

**Dressing Room** (2.42m x 3.78m) This room is currently used as a through room to access the bathroom, but could be walled off to create a fourth bedroom.

**Bathroom** (3.8m x 2.4m) White hand basin, bath and low level WC.

**OUTSIDE** - There is a parking area to the front of the property and a garden area wrapping around the house.

Adjoining the house is a brick outbuilding and outdoor WC.

**THE FARM BUILDINGS** – They provide excellent scope and currently comprise:-

Brick and tile building with double doors to garage (4.9m x 4.7m)

Open fronted shed (4.7m x 3.9m)

Brick and tile shed with single door access (4.7m x 2.8m)

Brick and tile building with four cow standings

Adjacent Shippon (4.65m x 22.8m) 22 cow standings with loft over.

Attached to this is a lean to range of loose boxes and a pig sty

Former brick and tile shippon with lean to

Young stock and shed (3.75m x 6.3m)

Former dairy (2.5m x 4.2m)

3 bay steel portal frame shed (13.5m x 8.8m) with pole and corrugated iron lean to

3 bay Dutch barn, with a 3 bay lean to, and a 4 bay lean to

There are paddocks to the front and rear of the house. The fence between points A and B to Lot 3 will be erected prior to completion.



**LOT 2**

The land edged blue on the attached plan, comprising two fields totalling approximately 14.21 acres (5.75 hectares). Access is off Hartwell Lane.

**LOT 3**

The land edged green on the attached plan, comprising three fields, totalling approximately 24.36 acres (9.86 hectares). Access is off Cocknage Lane.

**COMPLETION**

Dates for completion of the individual lots will be provided prior to the auction.

**SERVICES**

The house and buildings are connected to mains water and electricity. The drainage is to a private septic tank, which is thought to have been constructed in the 1960s.

**BASIC PAYMENT SCHEME**

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

Purchasers should inform the auctioneers whether they require the entitlements immediately after the auction. There will be a £100 +VAT administration fee for transfer to be paid by the purchaser.

Please note that the Vendors have applied for Single Farm Payment 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

Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ. Telephone number 01785 619000.

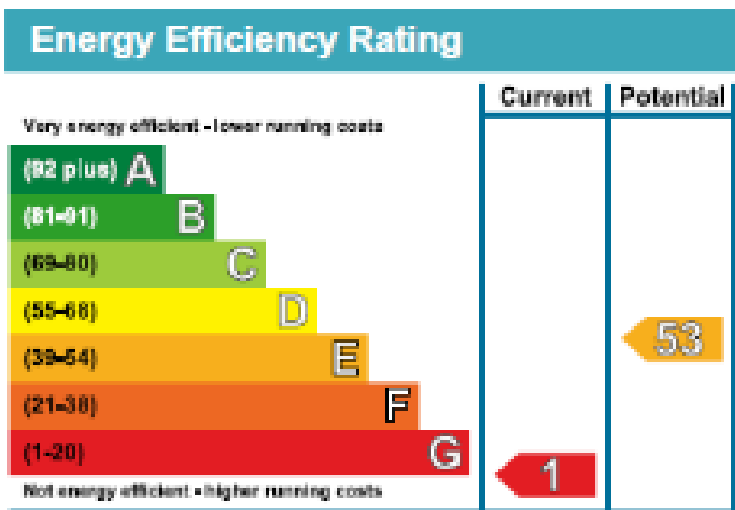
**Council Tax Band is D**

## VIEWING

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

## SOLICITORS

Joy Hancock  
Bowcock and Pursaill  
9-11 Carter Street,  
Uttoxeter,  
Staffordshire,  
ST14 8HB  
01889 598888



## CONDITIONS OF SALE

The Conditions of Sale will be available on line through the Auctioneers and the Vendor's Solicitors seven days prior to the auction by prior arrangement. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to either there or in the sales particulars.

An administrative charge of £250 (including VAT) per lot will be payable by the purchaser to the auctioneers on the fall of the hammer

## PROPERTY MISREPRESENTATION ACT, 1991: 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 given 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.

**GROUND FLOOR**

APPROX. 76.7 SQ. METRES (826.0 SQ. FEET)



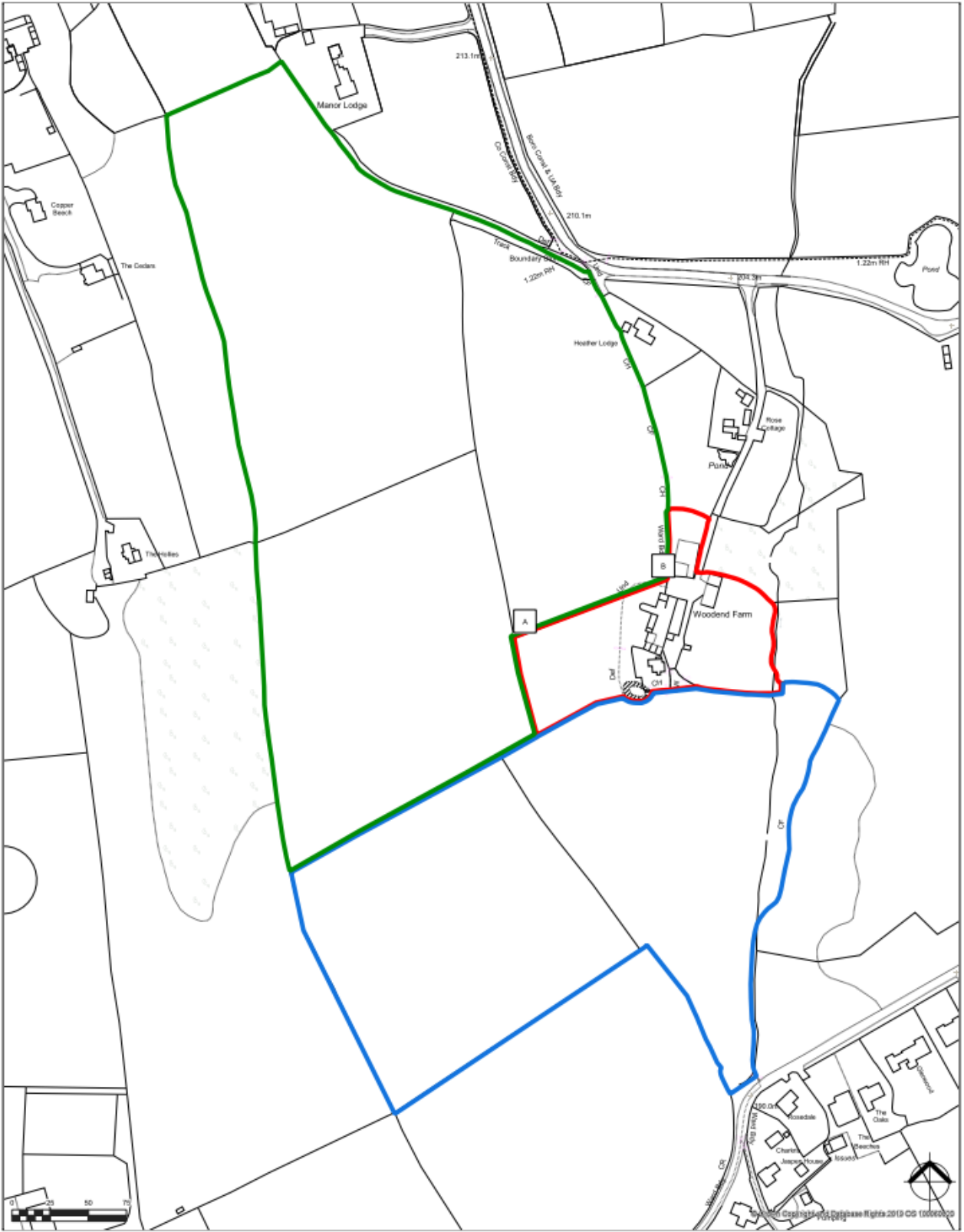
**FIRST FLOOR**

APPROX. 67.3 SQ. METRES (723.9 SQ. FEET)



**TOTAL AREA: APPROX. 144.0 SQ. METRES (1549.9 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.



created on edozo

Plotted Scale - 1:2,500

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