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**Annats Farm
High Lane, Brown Edge, Stoke on Trent,
Staffordshire, ST6 8RT**



For Sale By Private Treaty

Annats Farm

High Lane, Brown Edge, Stoke on Trent, Staffordshire, ST6 8RT

Comprising of a substantial stone and part rendered dwelling, which is Grade II listed, in need of modernisation and improvement with a good range of traditional and modern buildings and grassland standing in 53 acres with a ring fence.

The property offers an opportunity to purchase a small farm with a dwelling having considerable potential to provide spacious accommodation subject to modernisation and any necessary consents.

The buildings also provide an opportunity for other uses subject to necessary consents.

The property also provides an opportunity for those with equestrian interests with a number of buildings already providing loose boxes suitable for stabling.

Offers In The Region Of
£750,000

Situation

The property is situated adjacent to High Lane, Brown Edge to which it has good road frontage and is conveniently located approximately 7 miles from Stoke on Trent and Leek and 9.5 miles from Congleton.

Directions

Travelling from our Leek office, proceed along the A53 towards Stoke on Trent. As you past the 'Plough Inn' as you enter the village of Endon, take a right hand turn signposted for 'Brown Edge'. Proceed through the village of Brown Edge keeping on the main road and onto High Lane. The property will be found on the right hand side, just below the outskirts of Norton Green.

Description

The property, comprises a ring fenced farm with an original farmhouse, which we believe is Grade II listed, range of traditional and modern farm buildings and land extending to 53 acres or thereabouts.

Annats Farmhouse which is Grade II listed, is constructed of stone and is part rendered under a tiled roof and we note that it has a date stamp to the front elevation of WS 1686. The dwelling has considerable potential to provide spacious family accommodation subject to any necessary consents.

The accommodation briefly comprises the following:-

Entrance Door

Kitchen – 3.86m x 3.10m

With range of wall and base kitchen units, part tiled walls and tiled floor

Hallway

With under stairs cupboard

Living Room – 4.55m x 4.42m

With tiled fire place, alcove and built in cupboard

Front Entrance Hall

With staircase off and front door

Front Room – 4.79m x 3.27m

With open fire place

Staircase leading to **First Floor Landing** and giving access to:-

Bedroom Number 1 – 3.52m x 4.99m

Windows to two elevations and two storage cupboards

Bedroom Number 2 – 3.33m x 4.89m

Windows to front and side elevation

Bathroom – 3.03m x 3.89m

With bath, wash hand basin, low flush WC and part tiled walls

Outside

To the front of the property there is a lawned garden area.

Farm Buildings

There is a range of traditional and modern farm buildings set in the concrete farm yard area, with separate access from the main road, these briefly comprise the following:-



Stone and tiled range comprising:-

Store Room – 4.23m x 3.08m

Shippon – 3.70m x 4.23m

Loosebox – 4.63m x 4.37m

To the side there is a small stone and tiled ***Lean-To*** used as a fuel store

To the side there is a block built ***Former Garage Lean-To***
Used for agricultural storage purposes

Portal framed ***Silage Barn – 22.86m x 9.81m***

With concrete panelled walls, box profile sheeting above and cement fibre roof

Former Silage Building – 18.29m x 5.52m

With asbestos roof, concrete shutter and corrugate iron walls, now used for implement and fodder storage

Stone and tiled ***Range of Shippons – 4.67m x 14.90m and 4.89m x 4.04m***

With loft over

To the front there is a concrete block ***Dairy – 2.67m x 3.44m***

With concrete floor and:-

Store Room – 1.71m x 5.36m

To the rear there is a ***Feed Store – 4.62m x 4.84m***

With stone flagged floor and loft over

To the side there is a small stone built ***Lean-To***

Currently used for agricultural storage purposes

Adjacent there is a concrete block and profile sheeted range of *Five Loose Boxes – 4.93m x 12.19m*

Concrete block and asbestos roofed block of *Two Loose Boxes – 6.57m x 4.96m*

Lean-To Implement Store – 12.20m x 6.76m

With timber and corrugated iron roof and walls

Brick and tiled building housing *Milking Parlour – 11.88m x 5.24m*

Free standing concrete *Portal Framed Building – 13.44m x 25.28m*

With concrete block walls, Yorkshire boarding and cement fibre roof, housing 44 cubicles with central feed passage

Timber and corrugated *Implement Store*

In need of renovation

Block of Looseboxes

Being constructed of concrete block

Land

The land is all laid to permanent pasture and is contained within a ring fence, lying to the north of the homestead.

The land is undulating in nature, with the land at the northern boundary being level in nature and used for mowing purposes.

The land is further described in the following schedule:-

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
8967	Grassland	0.87
1061	Grassland	2.29
1065	Grassland	2.00
0178	Grassland	2.32
1444	Grassland	0.14
1652	Grassland	0.65
1980	Grassland	2.18
0144	Grassland	1.84
Pt 2864	Grassland	5.10
9146	Grassland	1.56
8153	Grassland	0.70
3288	Grassland	1.28
-	Homestead	<u>0.55</u>
		21.48 hectares or
		53.08 acres or thereabouts

Services

We believe that the property is connected to mains electricity and water with drainage being by private means, we also understand that there is a mains electric and water supply to the farm buildings. The land also has the benefit of a mains water supply as well as some natural water sources.

Local Authority

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council.

We note that Annats farmhouse from the British Listed Buildings website is Grade II listed under source I.D 1188586.

Basic Payment Scheme

All the eligible land was registered for the basic payment scheme and annual entitlements have been claimed. The entitlements are not included within the sale but may be available by separate negotiation.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Viewing

By prior arrangement through the Agents. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

www.zoopla.co.uk

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