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Endon Bank Farm

Church Lane, Endon, Stoke on Trent, Staffordshire, ST9 9HF



For Sale By Private Treaty

(subject to contract)

Endon Bank Farm

Church Lane, Endon, Stoke on Trent, Staffordshire, ST9 9HF

A rare opportunity to acquire a substantial property in a peaceful, rural setting, with a large detached farmhouse and stone barns ripe for development. The property is located on the edge of the village of Endon and enjoys exceptional views across the Staffordshire Moorlands Countryside. The Farmhouse offers ample living accommodation; with five bedrooms, three reception rooms and a cellar. The property benefits from a large plot of two acres or thereabouts.

The wooden buildings and additional land can be available by separate negotiation to the successful purchaser.

Viewing is essential to appreciate the vast opportunity on offer.

Offers in the Region of £550,000



Directions

If travelling from our Leek office on Derby Street, turn right onto Haywood Street and continue along this road and through the traffic lights, which will become Broad Street, go straight on at the mini roundabout and continue along Newcastle Road. Follow Ladderage and proceed along Leek Road. At The Plough carvery, turn immediately right up Church Lane (The Plough carvery should now be on your right). Continue up the hill and bare left past St Luke's Church. Endon Bank Farm, will be found on the right hand side through a wooden gate, and the property will be indicated by our For Sale board.

Farmhouse

The farmhouse offers extensive five bedroom family accommodation, in need of some modernisation and improvement. The house does however benefit from a main gas connection and part double glazing.

The accommodation is described below:

Front Entrance Door

Hallway

With quarry tiled floor, staircase off to first floor, and rear entrance door.

Kitchen – 4.452m x 2.406m (14' 6" x 7'9")

With quarry tiled floor, window to the front aspect, range of base kitchen units, stainless steel sink unit; mains gas Rayburn which serves the heating and hot water, electrical points and ceiling strip light.

Pantry – 4.723m x 2.396m (15' 5" x 7'8")

With exposed brick floor, salting shelves, electrical points and ceiling light point.

Living Room – 4.923m x 4.219m (16' x 13' 8")

With tiled floor, windows to the front and rear aspects, gas fire set in a tiled fireplace, radiator, electrical points and ceiling strip light.

Inner Hallway

With entrance door.

Cellar

With concrete steps down to a cellar under the living room.

Second Kitchen / Dining Room – 3.794m x 4.142m (12' 4" x 13' 5")

Having windows to the side and rear aspects, a range of kitchen base units, stainless steel sink unit, plumbing for an automatic washing machine, mains gas fire set in a tiled fireplace, electrical points and ceiling strip light.



Lounge – 4.48m x 4.692m (14'7" x 15') plus bay window

Benefitting from a large bay window to the side aspect, fully fitted carpet, gas fire set in a tiled fireplace, electrical points and aerial point.

Wet Room

With fully tiled walls and floor, window to the side aspect, pedestal wash hand basin, shower area, low flush WC, and ceiling light point.

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

Bedroom One – 2.566m x 4.849m (8' 4" x 15' 9")

With window to the front aspect, fireplace, radiator, electrical points and ceiling light point.

Bedroom Two – 2.52m x 4.849m (8' 3" x 15' 9")

With window to the side aspect, radiator, electrical points and ceiling light point.

Bedroom Three – 4.272m x 3.129m (14' x 10')

With window to the side aspect, radiator, electrical points and ceiling light point.

Bedroom Four – 5.192m x 4.266m (17' x 14')

With window to the side aspect, and former fire place.

Bathroom

With window to the rear aspect, pedestal wash hand basin, bath, airing cupboard, and ceiling light point.

Cloakroom

With low flush WC

Second Landing giving access to:-

Bedroom Five – 4.515m x 4.666m (14' 8" x 15' 3")

Having carpet, window to the side aspect, fire place, electrical points and two ceiling light points.



Outside

To the front and side of the property there are lawned gardens.

Farm Buildings

Range of stone and tiled buildings comprising the following:

Shippon for 6 cows – 4.689m x 5.765m (15' 3" x 18' 9")

With concrete floor, loft over and original beams.

Shippon for 8 cows – 9.102m x 5.751m (29' 8" x 18' 8")

Of concrete and timber construction, with loft over (accessed by wooden stairs).

Dairy – 3.703m x 4.725m (12' x 15' 5")

With Dari Kool bulk tank, electrical points and ceiling light point.

Parlour – 4.481m x 13.818m (14' 7" x 43')

With 4 aside milking parlour with loft access, and through to –

Adjoining to the rear:-

Cubicle Building and Feed Store – 40.4m x 8.828m (132' 5" x 29')

Constructed of part timber and part portal frame, situated above is a petrol engine and pump for the milking machine.

Adjoining building being single story brick and tiled building with:-

**2 x Garages / Workshop – 5.386m x 5.034m and 5.297m x 5.034m
(17' 7" x 16' 5" and 17' 3" x 16' 5")**

Having windows to the rear aspect and the potential to create loft storage space.



Land

The property stands in 2 acres or thereabouts, which is mostly situated to the rear of the house and barns. The extent of the property can be seen on the attached plan edged in red, with the land and buildings available separately is shown edged in blue.

Right of Way Access

We understand that there is a right of way in favour of some agricultural land along the western boundary of the farm yard.

Services

We understand that the property is connected to mains electricity, water and gas with drainage by private means.



Available by Separate Negotiation

Available by separate negotiation to the successful purchaser of Endon Bank Farm is the additional wooden buildings and land which is edged in blue on the attached plan. The total additional area extends to 1.47 acres or thereabouts. Details of the buildings are as follows;

Storage building – 36.57m x 7.62m (120' x 25')

Constructed of timber with corrugated sheeting.

Building – 19.8m x 7.26m (65' x 24')

Constructed of timber with corrugated sheeting, electrical points and ceiling strip light.

Silage Pit

Wooden construction

Overage Clause

Interested parties should note that the additional land is sold subject to an overage clause which gives the vendors the right to 25% of any uplift in value due to planning permission being obtained for residential or commercial development in the field within 25 years of the sale.

Please note that this does not apply to agricultural or equestrian development, and this clause does not affect the barns or farmyard sold with the house.



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

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.
6. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Energy Performance Certificate HM Government

Endon Bank Farm, Church Lane, Endon, STOKE-ON-TRENT, ST9 9HF

Dwelling type: Detached house **Reference number:** 8663-7627-3410-1296-4992
Date of assessment: 16 March 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 16 March 2017 **Total floor area:** 211 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 14,295
Over 3 years you could save	£ 9,165

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 474 over 3 years	£ 315 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid black;"> You could save £ 9,165 over 3 years </div>
Heating	£ 11,355 over 3 years	£ 4,434 over 3 years	
Hot Water	£ 2,466 over 3 years	£ 381 over 3 years	
Totals	£ 14,295	£ 5,130	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">73</td> </tr> </table>	Current	Potential	20	73
Current		Potential			
20		73			
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,744	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 228	✔
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 264	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor
Approx. 107.7 sq. metres (1159.6 sq. feet)



Basement
Approx. 23.3 sq. metres (250.8 sq. feet)



First Floor
Approx. 103.1 sq. metres (1109.7 sq. feet)



Total area: approx. 234.1 sq. metres (2520.1 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.

FOR IDENTIFICATION ONLY – NOT TO SCALE

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