



Graham Watkins & Co.

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Longditch Farm
Winkhill, Leek, Staffordshire, ST13 7PQ



For Sale By Private Treaty

(subject to contract)

Longditch Farm

Winkhill, Leek, Staffordshire, ST13 7PQ

Longditch Farm offers a stone and tiled dwelling house with an adjacent stone and tiled barn, which could be suitable for alternative uses (subject to the necessary planning consents) set in picturesque countryside, within the Staffordshire Moorlands and on the Edge of the Peak District. The property also benefits from a range of modern farm buildings and productive grassland. The farm is ring fenced and stands in 31.75 acres or thereabouts and provides considerable potential for a variety of buyers. The River Hamps runs along the eastern boundary of the land.

The spacious accommodation consists of a Living Room, Kitchen, two Reception Rooms and a Conservatory to the ground floor. The first floor comprises two double Bedrooms, Box Room and Family Bathroom. Externally, there are sizeable gardens and access to the cellar, followed by a wide range of Farm Buildings.

An early viewing is highly recommended to appreciate the location and scope on offer.

Offers over £825,000

Situation

The property is situated on the outskirts of the Hamlet of Winkhill which lies approximately 7 miles from the market town of Leek and all its amenities and 9.4 miles from Ashbourne. The property is also well positioned for the wider road network, with A50 and M6 both being within 30 minutes' drive.

Directions

From our office on Derby Street, Leek, take the A523 towards Ashbourne and after approximately 5.9 miles turn left on to Bromleyhedge Lane, after half a mile make a sharp left onto Pethills Lane and the property will be found on the left hand side as indicated by our 'For Sale' board.



Description

The property comprises a stone and tiled dwelling house together with an adjacent stone and tiled barn which could be suitable for alternative uses (subject to the necessary planning consents), together with a range of modern farm buildings and grassland set in picturesque countryside.

The property is approached off Pethills Lane by a short driveway which leads to a spacious concrete yard area which provides access to the dwelling house.

The stone and tiled dwelling house currently provides the following accommodation:

Rear Entrance Porch – 1.98m x 2.26m

With tiled floor.

Living Room/Utility – 5.20m x 3.00m

With radiator, fitted wall units and double glazed windows to two elevations and tiled floor.

Kitchen – 3.59m x 1.85m

With solid fuel Rayburn providing heating and cooking facilities and a range of kitchen wall and floor units, windows to two elevations and part tiled walls.

Pantry – 3.38m x 1.86m

With tiled floor and fitted shelves.



Sitting Room – 3.93m x 3.91m

With inglenook fireplace with Clearview solid wood burning stove and double glazed windows to two elevations, double doors to conservatory, black and white Terrazzo tiled floor situated beneath the fitted carpet.

Front Room – 3.90m x 3.68m

With Clearview wood burning stove, double glazed window to front aspect.

Conservatory – 3.31m x 3.39m

With dwarf walls, patio door and tiled floor.



Staircase leading to **First Floor Landing** with window to rear aspect and access to:

Bedroom One – 3.98m x 3.69m

With electric storage radiator and double glazed window to front aspect.

Bedroom Two – 3.94m x 3.91m

With electric storage radiator and double glazed window to front aspect.

Bathroom – 2.01m x 1.86m

With bath, wash hand basin and low flush lavatory and radiator and tiled walls and floor, double glazed frosted window to side aspect.

Airing Cupboard

With radiator and fixed shelving.

Box Room into the Eaves – 2.11m x 4.75m approximately

Skylight window to rear aspect and double glazed window to side aspect.



Services

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

Outside

Outside the dwelling house there is a pleasant garden area to the front and rear with lawns and floral borders and two glass greenhouses, stone flagged patio area. To the front of the property there is an outside access to a **Cellar**, which incorporates a feature brick archway and well.

There is a small and tiled **Range** adjacent to the garden comprising a **Utility Room – 1.82m x 4.03m**



Farm Buildings

Adjacent to the dwelling house is a stone and tiled **Barn – 4.57m x 9.50m** comprising the following:

It is considered that this building offers considerable potential for conversion into additional residential accommodation subject to any necessary planning consents and interested parties should make their own enquiries of the local authority in this regard.

Shippon for 4 – 4.58m x 3.56m

With loft over

Shippon for 6 – 4.60m x 6.52m

With loft over

Spacious Concrete Yard Area with a block and corrugated **Double Shippon for 17 – 8.80m x 7.64m**

Adjacent there is an **Implement Store – 4.46m x 2.78m**

Block Built Lean To – 4.35m x 6.28m

With corrugated roof

Loose Cattle Yard – 9.04m x 15.19m plus 6.12m x 9.04m

Portal Frame Building – 10.39m x 17.93m

With cubicles for 37 with concrete block and Yorkshire Board walls under a corrugated roof

Lean To

Concrete block and profile sheeted walls under a cement fibre roof

Outside there is a concrete wall **Manure Store**

Implement Store – 13.91m x 4.74m

Concrete Panelled **Silage Pit – 10.52m x 15.94m**

With concrete floor



Concrete block and corrugated **Lean To**

Concrete block **Lean To Former Milk Dairy** – 4.17m x 2.76m

Concrete block and corrugated **Lean To** – 5.20m x 3.68m

Block and corrugated **Loose Cattle Yard** – 5.95m x 9.04m

Nissan Building – 8.65m x 4.71m

With block front walls and concrete floor

Adjacent Timber and Corrugated **Implement Store** – 8.83m x 4.85m

With concrete floor

Implement Store – 9.27m x 4.80m

Lean to with Concrete block and profile sheeted and mono pitched roof with earth floor



Land

The land is all laid to permanent pasture and is slightly undulating in nature but is considered to be in good heart with a good majority of it being suitable for mowing as well as grazing purposes.

The River Hamps runs along the eastern boundary of the land, as will be seen from inspection. We understand that the fishing rights on the river are in hand.

The land is set out in convenient size enclosures, the layout of which is shown on the attached plan.

<u>OS Number</u>	<u>Description</u>	<u>Size (Ha)</u>
8120	Grassland	0.27
9009	Grassland	2.76
9612	Woodland	0.19
1698	Grassland	2.34
0897	Grassland	1.01
0490	Grassland	2.15
1579	Grassland	0.91
0172	Grassland	1.24
1170	Grassland	0.64
Pt 2274	Grassland	0.83 Est
2898	Grassland	0.06
2997	Grassland	0.16
2895	Grassland	0.02
2492	Farm Yard	0.04
2693	Farm Yard	0.05
2591	Farm Yard	0.02
-	Homestead	<u>0.16 Est</u>

12.85 Hectares or 31.75 Acres or thereabouts



Basic Payment

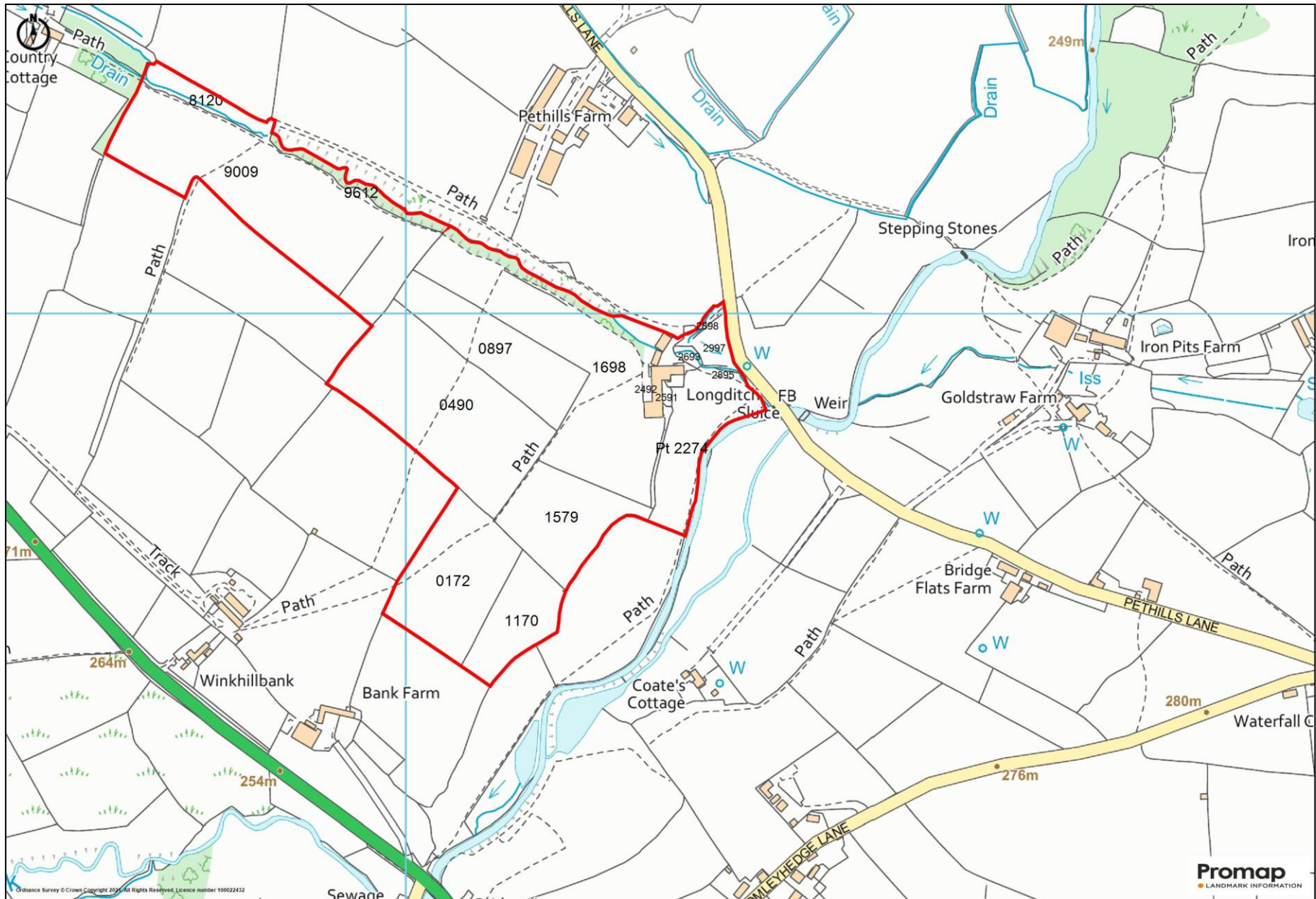
Entitlements are not included in the sale of the land but may be available to the purchasers subject to separate negotiations if required.

Local Authority

The local authority is Staffordshire Moorlands District Council

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Energy Performance Certificate

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be B.

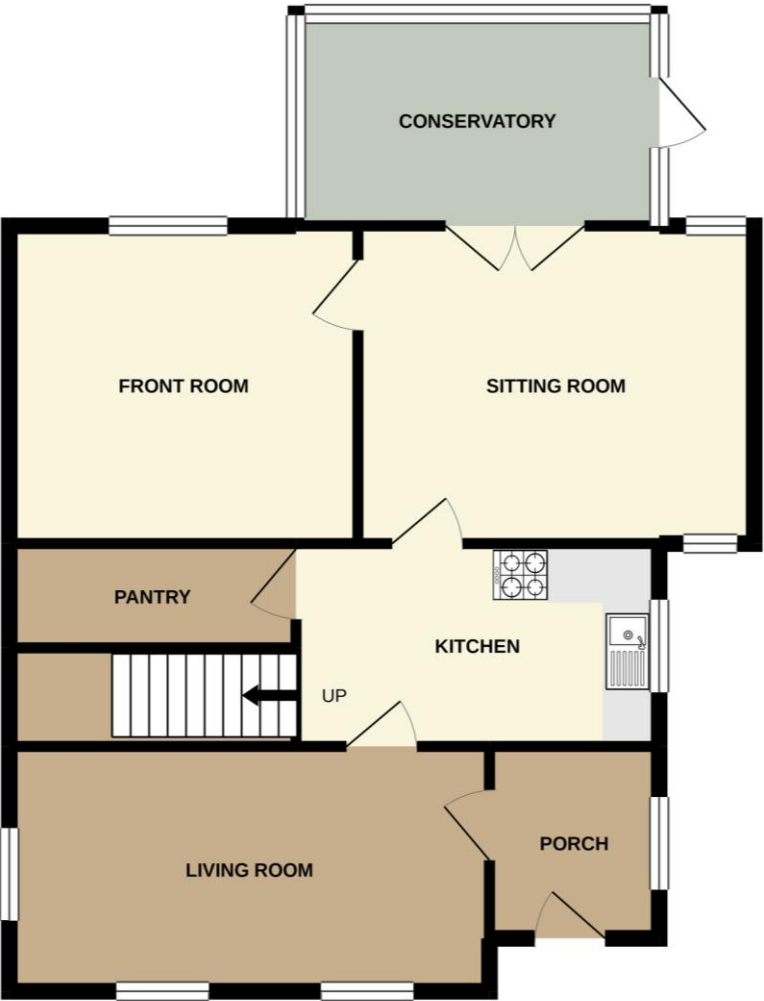
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

The graph shows this property's current and potential energy efficiency.

Floorplan

GROUND FLOOR



1ST FLOOR



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 Graham Watkins & Co. 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

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