



Graham Watkins & Co.

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

57 Derby Street, Leek
Staffordshire, ST13 6HU
Tel: 01538 373308
Email: enquiries@grahamwatkins.co.uk
www.grahamwatkins.co.uk



Gratwich Wood Farm
Mill Lane, Uttoxeter, Staffordshire, ST14 8SE



For Sale By Private Treaty

Gratwich Wood Farm

Mill Lane, Uttoxeter, Staffordshire, ST14 8SE

Gratwich Wood Farm comprises a substantial brick and tiled farmhouse, providing extensive living accommodation over three floors. Whilst the house will require internal modernisation and improvement, it offers an excellent opportunity in a very desirable and convenient location.

Externally, the property benefits from a spacious concrete yard with partial frame livestock buildings, together with a further livestock building and a brick built workshop/garage. The land is all level in nature and considered to be in good heart. The property benefits from land either side of the driveway, which adds privacy to the property.

Viewing is highly recommended to appreciate the scope and potential on offer.

61.64 Acres or Thereabouts Available as a Whole or in Three Lots:

**Lot 1 – Gratwich Wood Farm along with 19.88 acres or thereabouts
and several Farm Buildings**

Offers in the Region of £750,000

Lot 2 – 25.77 Acres or thereabouts

Offers in the region of £8,000 - £10,000 per acre

Lot 3 – 15.99 Acres or thereabouts

Offers in the Region of £10,000 - £12,000 per acre

Situation

The property is close to the A50, being situated 4.4 from Uttoxeter and 10.6 miles from Stafford. The property is also in an excellent commuter location whilst being in a quiet and rural location.

Directions

From our Leek office, take the A523 Ashbourne Road, and take the right hand turning (signposted for Peak Wildlife Park) along Ellastone Road. At the staggered cross roads, carry straight on, keeping on Ellastone Road. At the next crossroads, again carry straight on along Ribden Road, and then turn right onto the B5032. After a short while, take a slight left onto the B5030. Continue along this road and at the roundabout take the first exit onto the A518, The Dove Way, follow this road carrying straight on at each roundabout. Mill Lane can be located on the right hand side of the A518 and Gratwich Wood Farm can be identified by our 'For Sale' board.



Description - Lot 1:

Farmhouse - Gratwich Wood Farm

Accommodation comprises:

Living Room – 4.81m x 4.73m

Having uPVC double glazed windows to the front and side aspects, tiled fireplace, built in alcove incorporating cupboard and exposed ceiling beams.

Sitting Room – 4.74 m x 4.39 m

Having a uPVC double glazed window to the front aspect, tiled open fireplace and wall mounted electric heater.



Inner Hall

With staircase off and under stairs stone steps leading to the cellar.

Snug – 3.57m x 2.75m

Having a cast and tile fireplace and uPVC double glazed window to the rear aspect.

Dining Room – 4.69m x 4.56m

Offering an open fireplace in brick surround, uPVC double glazed windows to the side and rear aspects, exposed ceiling beams and cushioned floor.

Kitchen – 4.15m x 3.63m

Having a range of base cupboards and drawers, work surfaces, inset 1 ½ sink unit, 4 ring hob with extractor fan above, built in Hotpoint electric oven, matching wall cupboards, tiled floor, exposed ceiling beams and uPVC double glazed window to the rear aspect.

Pantry – 4.27m x 1.50m

With uPVC double glazed windows to the rear and side aspects and tiled floor.

Reception Room – 3.60m x 2.79m

With uPVC double glazed window to the front aspect and wall mounted electric heater.

Wet Room – 2.56m x 1.47m

Having a Triton shower fitment, lavatory, wash hand basin, uPVC double glazed frosted window to the side aspect, tiled walls and floor.



First Floor Landing

Stairs to Loft Rooms.

Bedroom One – 4.85m x 4.40m

With uPVC double glazed window to the front aspect, wall mounted heater and beamed ceiling.

Bedroom Two – 4.78m x 3.67m

With uPVC double glazed window to the front aspect, exposed ceiling beams and two built in wardrobes.

Bedroom Four – 3.61m x 2.80m

With uPVC double glazed window to the rear aspect and wall mounted electric heater.

Bedroom Three – 4.83m x 4.60m

With uPVC double glazed window to the side aspect, beamed ceiling and built in cupboard.

Inner Landing.

With uPVC double glazed window to the front aspect.

Bathroom – 4.58m x 1.41m

Having a panelled bath, hand wash basin, lavatory, bidet, uPVC double glazed window to the front aspect and part tiled walls.

Bedroom Five – 3.50m x 2.34m

With uPVC double glazed window to the rear aspect, built in airing cupboard and laminate floor.



Second floor landing

Loft Room Two – 4.92m x 4.46m

With uPVC double glazed window.

Loft Room One – 4.91m x 4.91m

With uPVC double glazed window.

Loft Room Three – 4.89m x 4.70m

With uPVC double glazed window.

Outside

Adjacent to the dwelling there is:

Detached Brick and Tiled Garage – 6.029m x 4.171m

Farm Buildings

The farm buildings consist of a principle portal frame building, together with a former livestock building. It is considered that the portal frame building may have potential for conversion under Class Q permitted development, however interested parties should satisfy themselves as to the possibility prior to submitting an offer. Alternatively, it would be suitable for livestock or a general purpose building.

Across the farmyard is a

Timber and Sheeted Cattle Building - 15.159m x 5.889m

Principle Agricultural Building – 22.443m x 11.504m

Being of portal frame construction, concrete panel walls with Yorkshire boarding above, concrete floor, with cattle penning and water troughs.

Spacious concrete area to the front.



Land

The land is all laid to permanent pasture and is all reasonably level in nature and is described in the schedule below.

The land for Lot One is edged in red on the plan.

<u>Field Number</u>	<u>Description</u>	<u>Field Size (Ac)</u>
6897	Grassland	3.89
7602	Woodland/Pond	1.42
7789	Grassland	6.70
8375	Grassland	4.12
8895	Grassland	1.97
-	Farmstead	1.78
19.88 Acres or 8.05 Hectares or thereabouts		

Please Note: The buyer of lot 1 will be responsible for the erection of the new field boundary between lot 1 and lot 2.



Description - Lot 2:

The land is all laid to permanent pasture as is generally suited to grazing of livestock. The land benefits from an access at the end of the main farm drive, and the main access to the land is via a short right of way over the end of the farm track to an existing entrance. We understand there is also an existing gate direct onto A518 but it appears to have been unused for some time.

The land for Lot 2 is edged in blue on the plan.

<u>Field Number</u>	<u>Description</u>	<u>Field Size (Ac)</u>
9510	Grassland	4.25
0401	Grassland	15.97
2504	Grassland	5.55
25.77 Acres or 10.43 Hectares or thereabouts		



Description - Lot 3:

Lot 3 comprises two parcels of meadow land with access directly from the A518. The land is suitable for grazing and is mostly suitable for grains also. The land can be seen edged in green on the plan.

<u>Field Number</u>	<u>Description</u>	<u>Field Size (Ac)</u>
1184	Grassland	9.53
1169	Grassland	6.46
15.99 Acres or 6.47 Hectares or thereabouts		



Services

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

Basic Payment Scheme

For the avoidance of doubt, there are no BPS entitlements included with the sale, or held by the vendor.

Local Authorities

The local authorities are Staffordshire County Council and East Staffordshire Borough Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

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.

Floorplan and EPC

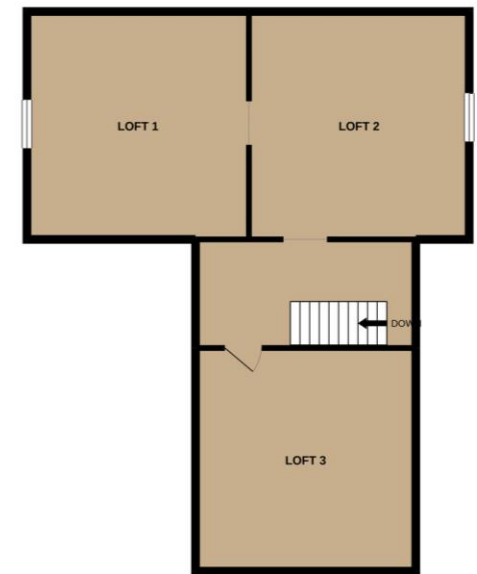
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy performance certificate (EPC)

Gratwichwood Farm
Mill Lane
Uttoxeter
ST14 8SB

Energy rating
F

Valid until: 11 August 2031
Certificate number: 0330-2876-0030-2529-7251

Property type
Detached house

Total floor area
302 square metres

8/12/2021

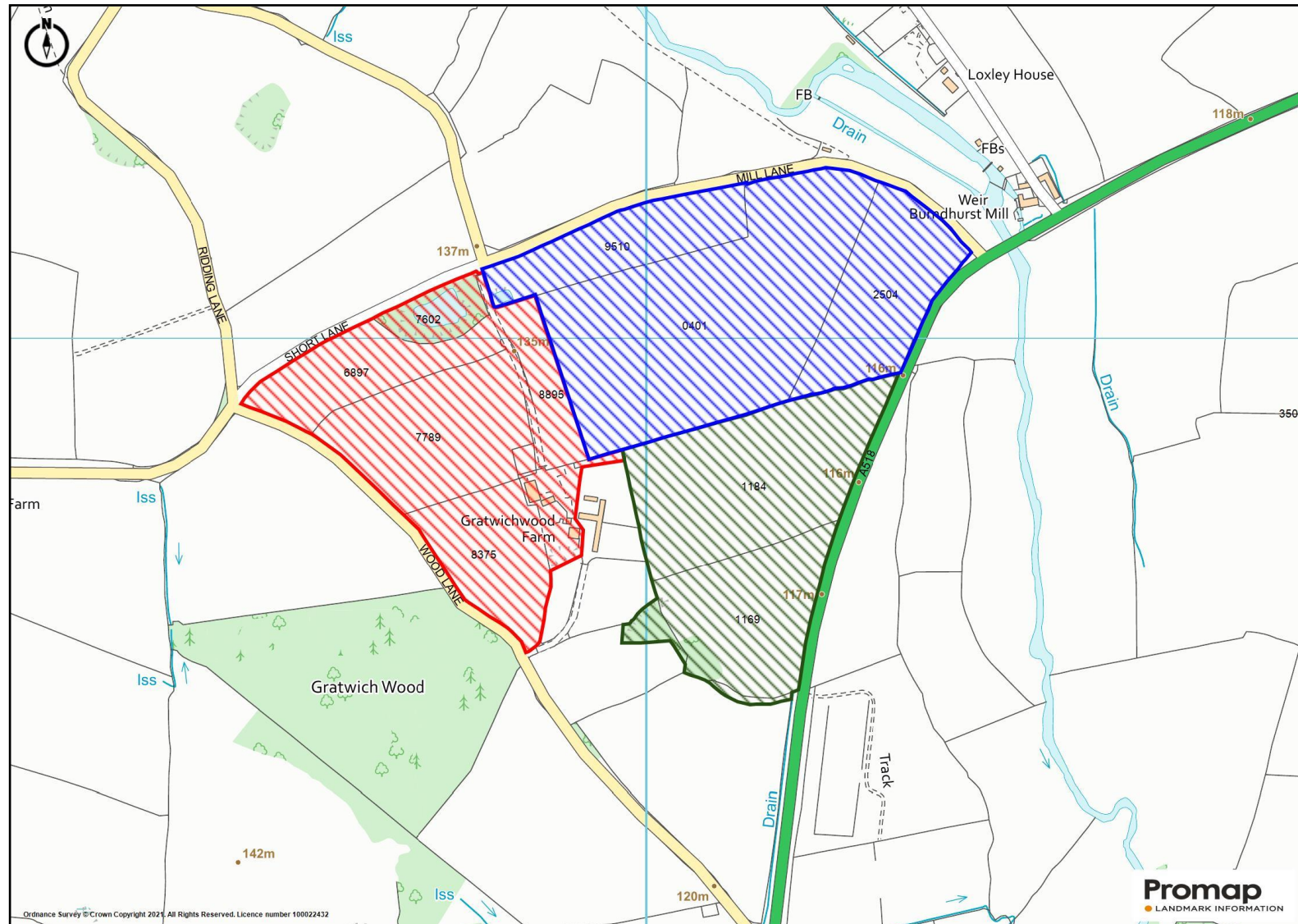
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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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 the office.

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.onthemarket.com

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