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Manors Farm
Onecote, Leek, Staffordshire, ST13 7RY



For Sale By Private Treaty

Manor Farm, Onecote, Leek, Staffordshire, ST13 7RY WELL EQUIPPED RING FENCED STOCK FARM

Manor Farm comprises a ring-fenced stock farm which was previously used as a dairy farm comprising a stone and tiled dwelling house, together with a good range of adjoining traditional stone and tiled farm buildings in a courtyard setting which may be suitable for alternative uses subject to necessary planning consents. There are also a comprehensive range of modern portal framed buildings.

The grassland associated with the property lies within a ring fence, the whole of which is considered to be in good heart with a good proportion being suitable for mowing purposes as well as grazing and extends to a total of 174.11 acres or thereabouts.

The property enjoys a pleasant country location within the Peak District National Park and is well worthy of an early inspection to appreciate the property that is on offer.



Offers invited in the Region
of £1,600,000



Situation

The property is approached by means of a hardcore driveway from Blakelow Road, over which, we understand other properties also have rights of way. We understand that the latter part of the driveway is in the ownership of the farm, although a neighbouring farm continues to enjoy a right of way over this part of the roadway. The property lies 4.4 miles from the market town of Leek with a wide range of facilities, 12.1 miles from Buxton and 15.7 miles for Ashbourne.

Directions

If travelling from Leek, take the A53 towards Buxton and after approximately 0.5 miles take the right hand turn onto Thorncliffe Road, after 0.7 miles turn right and immediately left onto Easing Lane and follow this road to the top of the hill. At the junction turn left and after a short distance turn right onto the private roadway that leads to Manor Farm, as indicated by our 'For Sale' boards and the attached plan.

Description

The property comprises a stone and tiled dwelling house, together with a substantial range of traditional stone and tiled adjoining farm buildings with the potential for other uses, subject to the necessary planning consents and a comprehensive range of modern portal framed buildings used by the dairy and beef herd. The land associated with the property lies within a ring fence and extends to a total of 174.11 acres or thereabouts.

The stone and tiled dwelling house which has the benefit of double glazing comprises the following accommodation:-

Rear Entrance Door

Rear Entrance Hall - 3.29m x 1.84m

With tiled floor and exposed feature stone walls. Windows to two aspects.

Cloakroom

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

Utility Room – 3.79m x 2.48m

Plumbing for washing machine and sink unit. Windows to two aspects.

Inner Hall

Tiled floor, radiator and enclosed staircase off. Under stairs cupboard.



Kitchen – 4.15mx 4.19m

With solid fuel Rayburn, double sink unit, radiator and tiled floor. Built in cupboard and small range of kitchen units. Electric cooker point. Window to side aspect.

Pantry – 2.23m x 4.56m

With tiled floor

Living Room – 4.20m x 4.26m

With tiled fire place, door to porch and radiator. Window to front aspect.

Enclosed Front Porch - 2.05m x 1.26m

With tiled floor and feature stone walls. Windows to two aspects.

Front Room – 4.27m x 4.30m

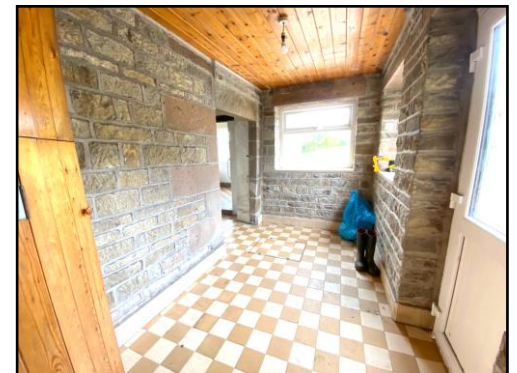
With fire place and radiator. Window to front aspect.

Pantry – 2.27m x 2.61m

With tiled floor, stillages and fitted shelves

Enclosed Staircase leading to **Half Landing** and:-

Box Room – 4.55m x 2.23m into eaves and 2.62m x 2.28m into eaves



Main Landing giving access to:-

Bedroom Number 1 – 4.31m x 4.26m

With radiator and window to front aspect.

Bedroom Number 2 – 4.24m x 3.37m plus recess

With radiator and window to front aspect.

Bedroom Number 3 – 4.58m x 4.32m including airing cupboard

With radiator and window to side aspect.

Bathroom – 3.43m x 1.14m plus recess

With bath, wash hand basin, low flush WC and radiator



OUTSIDE

There is a spacious lawn area and paved flagged patio area to the front of the property with a further garden area to the side which gives access to a small stone and tiled range comprising:

Storage Building – 2.08m x 4.82m with a further store room of similar size

There is a spacious concrete yard area which gives access to the farm buildings as detailed below:-

FARM BUILDINGS (PLEASE NOTE NUMBERS OF BUILDINGS AS SHOWN ON THE BUILDING PLAN FOR REFERENCE PURPOSES ONLY)

Adjoining the dwelling house there is a substantial range of “L” shaped stone and tiled farm buildings which maybe suitable for alternative uses subject to necessary consents. Interested parties should make their own enquiries of the local planning authorities

The range comprises: -

1 - Former Dairy – 2.84m x 4.38m

With loft over

1 - Shippon for 12– 4.51m x 11.61m

With loft over

1 - Shippon for 7– 6.59m x 4.33m

With loft over

1 - Shippon for 8– 8.96m x 4.88m

With loft over

1 - Shippon / Loose Box– 4.86m x 5.65m

With loft over

1- Fodder Bing

1 - Shippon / Loose Box – 4.90m x 5.51m

With loft over

1 - Loose Box – 4.18m x 4.95m

With loft over

2 - Timber and Sheeted Lean To – 10.562 m x 5.839 m

To the rear of the dairy, in a dilapidated condition.



The modern farm buildings are based on portal frame type construction with mainly concrete block walls. It is noted that these buildings briefly comprise the following:-

3 - Mono pitched Implement Store – 18.33m x 6.85m

With wooden doors and concrete block walls

4 - Adjoining Concrete Portal Framed Building – 18.30m x 24.05m

partly used as a workshop and part loose housing with feed barrier, concrete block walls and wooden doors,

5 - Adjoining Galvanised Portal Framed Building – 13.92m x 11.25m

Used for implement storage and livestock housing, with concrete block walls and galvanised sliding door.

6 - Free standing Portal Framed Building – 17.71m x 12.94m

With concrete panels, Yorkshire boarding, cement fibre roof and galvanised sliding double doors door.
Earth floor and having been used for implement and produce storage.

Portal Framed Range comprising the following:-

7 - Portal Framed Cubicle Building for 72 – 47.55m x 13.31m

With central feed passage and feed barriers with locking yokes. Automatic slurry scraping system as fitted.

8 - Adjoining Feed Store – 3.94m x 9.10m

With concrete block walls and roller shutter door.

9 - Adjacent Milk Dairy – 6.41m x 3.05m

With Darikool bulk milk tank and associated milking equipment. Part tiled walls.

10 - Second Dairy – 3.05m x 2.59

With Springfield water heater and associated equipment. Part tiled walls.

11 - Milking Parlour – 23m x 7.22m

With three aside tandem milking parlour and collecting yard.

Please note

The milking parlour, bulk milk tank and associated equipment have been unused since approximately January 2018 when the herd was dispersed.



12 - Loose Box / Bull Pen – 4.35m x 7.07m

With concrete block walls.

13 - Above ground Circular Slurry Store

With associated slurry pump.

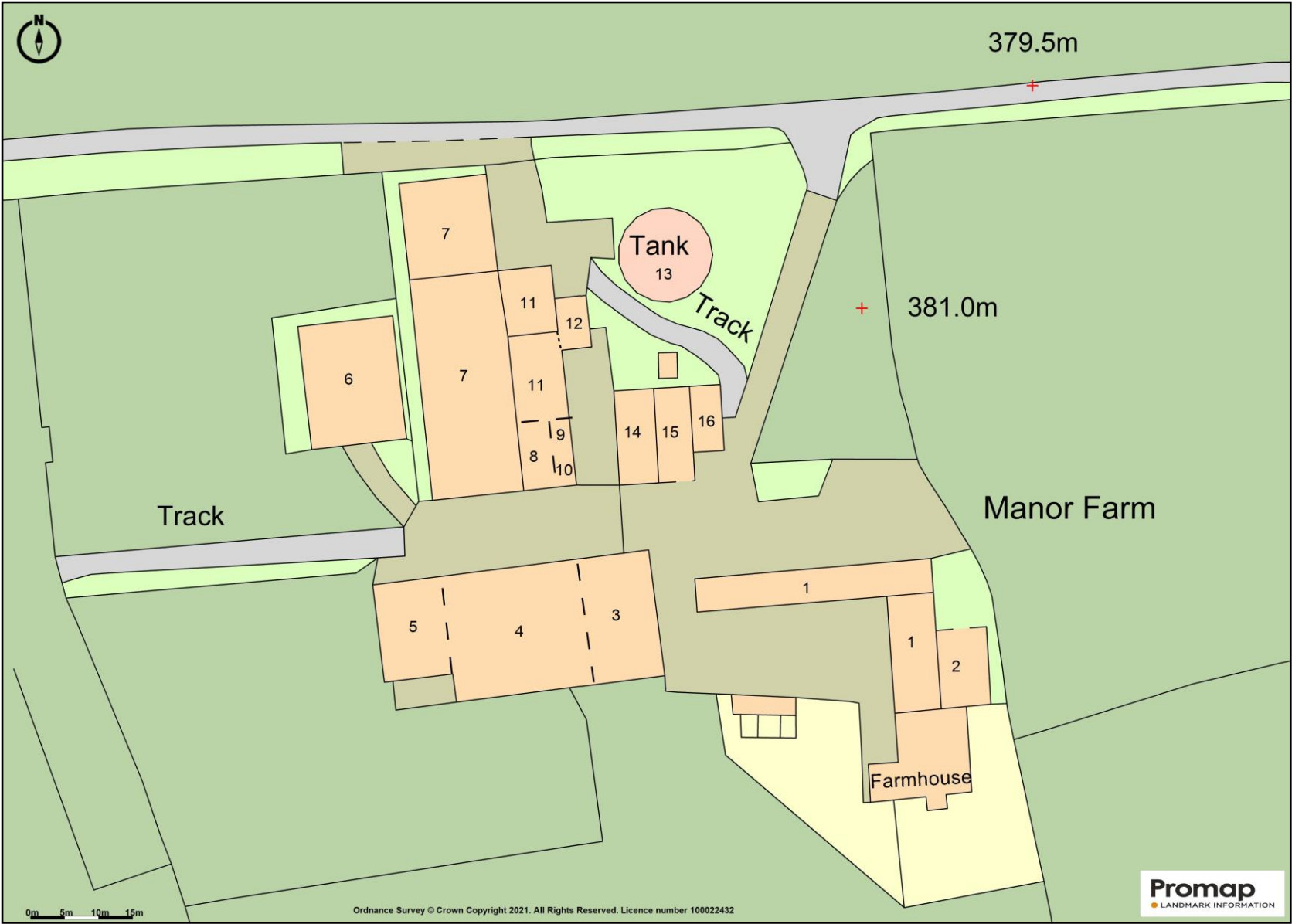
14 - Timber and corrugated Loose Yard – 13.80m x 5.95m

15 – Timber and corrugated Loose Yard – 13.80m x 4.56m

16 - Adjoining Store – 9.16m x 4.40m



PLAN OF FARM BUILDINGS (not to scale)



Land

The land lies within a ring fence and lies mainly to the west and south of the homestead. All the land is laid to permanent pasture, with the exception of two small areas of amenity woodland. A good proportion of the land is suitable for mowing as well as grazing, all being slightly undulating in nature. It is believed that the land has the benefit of some natural water sources and interested parties should make their own inspection.

The land is further described in the following schedule:

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
8189	Grassland	4.30
6145	Grassland	8.36
6525	Grassland	2.98
7107	Grassland & Road	5.80
9404	Grassland	4.29
0189	Grassland	2.64
0258	Grassland	6.09
2080	Grassland	7.10
2155	Grassland	3.91
2595	Woodland	0.14
1123	Grassland & Road	10.20
1708	Grassland	3.37
2416	Grassland	0.30
2712	Grassland	0.25
3202	Grassland	2.23
4894	Grassland	2.38
4378	Grassland	5.07
Pt 5990	Woodland	0.33
3118	Homestead	0.10
3514	Homestead	0.16
-	Homestead	0.46
		70.46 hectares or
		174.11 acres or thereabouts



Services

We understand that the property is connected to electricity with drainage being by private means. The farm has a private water supply only.

Mains water we understand is in the vicinity, but not connected to the property, Interested parties should make their own enquiries if they wish to have a supply connected.



Energy Performance Certificate

Energy performance certificate (EPC)

Manor Farm
Onecote
LEEK
ST13 7RY

Energy rating
G

Valid until: **18 August 2031**
Certificate
number: **3039-8028-6000-0019-9296**

Property type
Detached house

Total floor area
168 square metres

8/24/2021

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

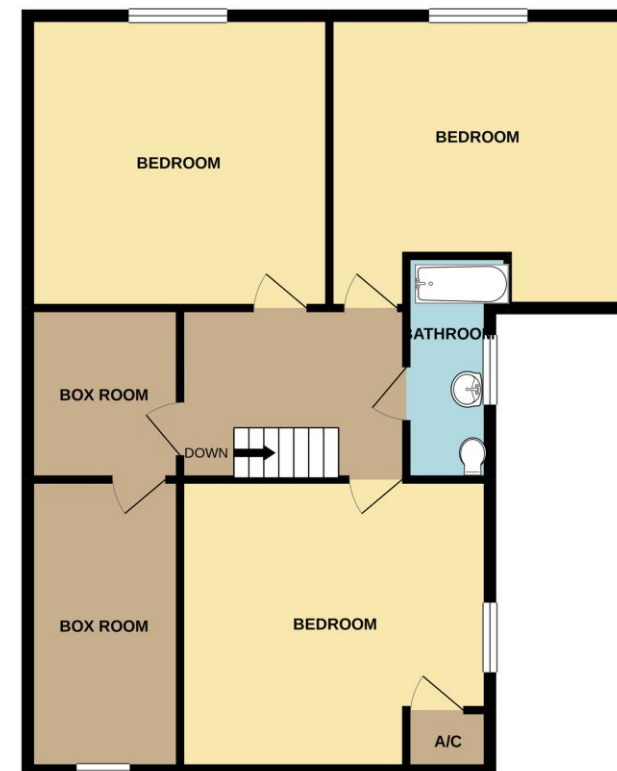
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G	9 G	

Floorplan

GROUND FLOOR



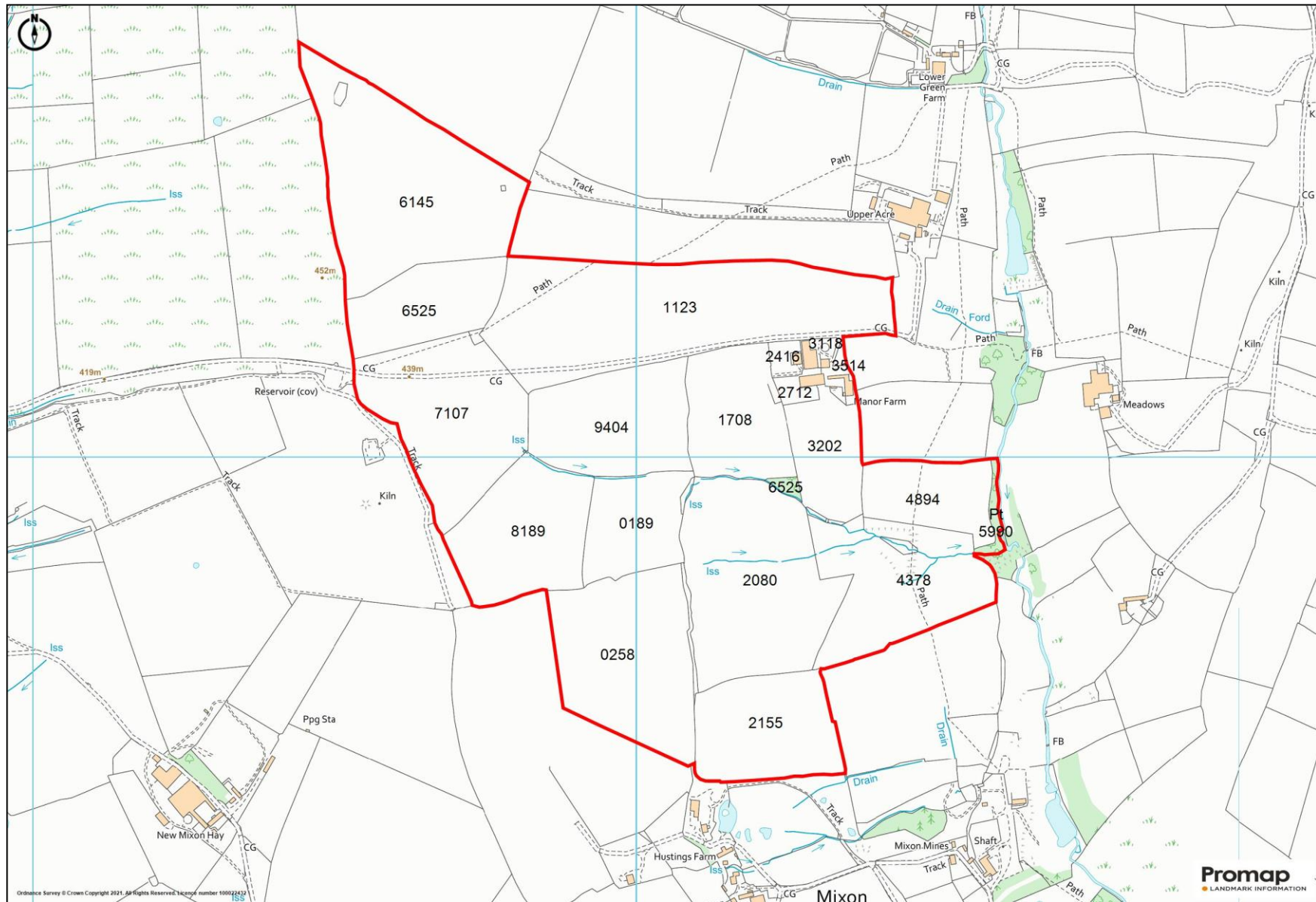
FIRST FLOOR

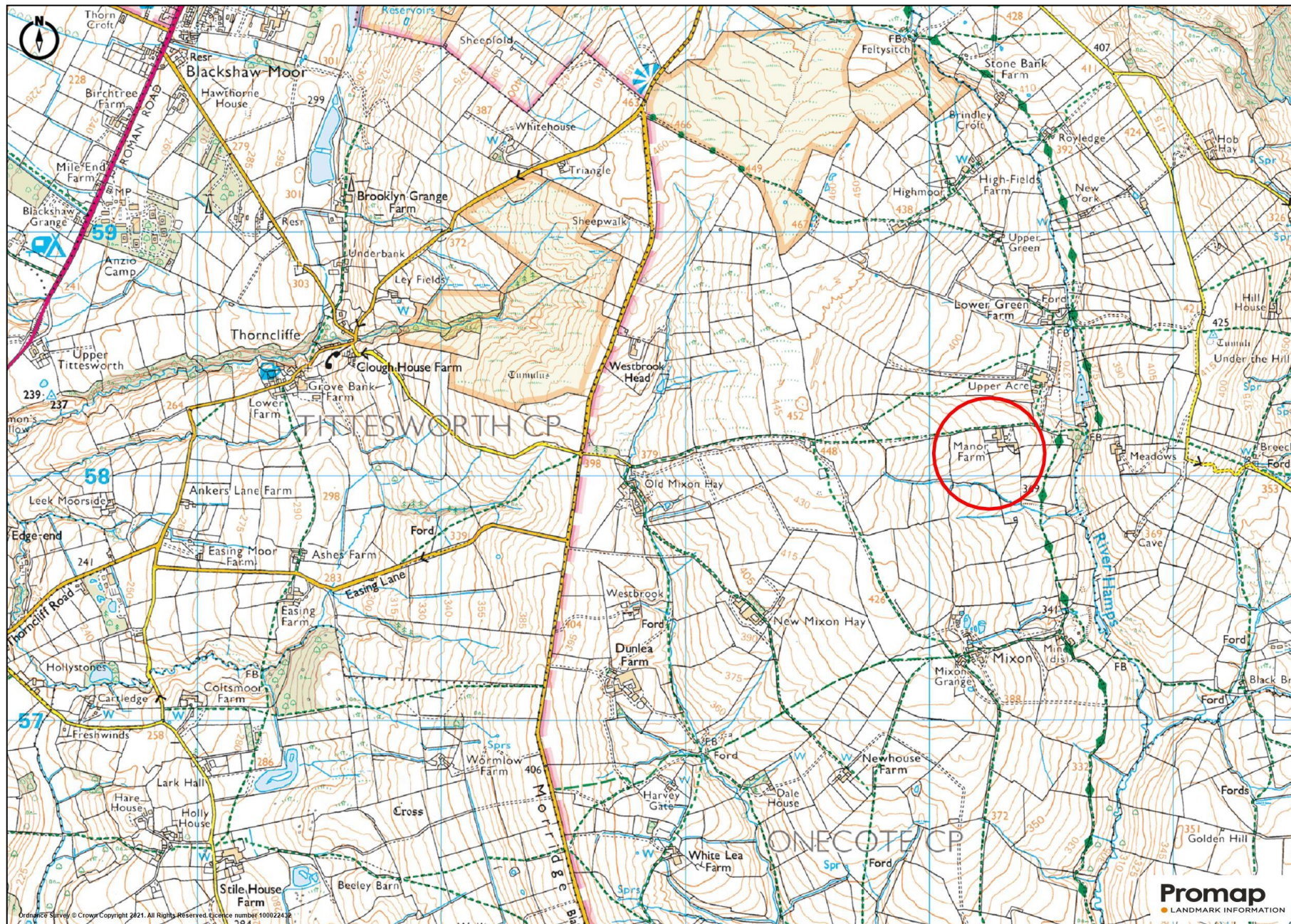


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR IDENTIFICATION ONLY – NOT TO SCALE

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Local Authority

The local authorities are Staffordshire County Council, Staffordshire Moorlands District Council, and Peak Park Planning Authority to whom any enquiries of a planning nature or any other appropriate matter should be addressed.

Basic Payment Scheme

All the eligible land is registered for the basic payment scheme and annual entitlements have been claimed. The entitlements are included with the sale and it is intended that the entitlements will be transferred to the buyer in readiness for the 2022 claim subject to the rules of the RPA.

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.

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 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.primelocation.co.uk

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