



**THE HOPE**  
**Dunston Heath, Stafford, Staffordshire, ST18 9AQ**



# DEVELOPMENT OPPORTUNITY AT THE HOPE, DUNSTON HEATH

On Behalf Of The Executors Of The Late Mrs Fl Johnson

**FOR SALE AS A WHOLE OR IN TWO LOTS**

**Guide Price: Offers Circa £1,050,000 For The Whole**



**A unique opportunity of interest to developers or those wishing to create extended family dwellings or a buy to let development, to purchase a traditional farmhouse with excellent range of agricultural buildings with planning permission.**

- Grand period six bedroomed traditional farmhouse in need of refurbishment
- Outstanding range of brick-built farm buildings with timber beams throughout
- Planning permission obtained for five residential dwellings, planning ref: 02/00367/COU
- To be sold as a whole or in two lots

**FOR SALE BY PRIVATE TREATY**

**Offers Circa. £1,050,000 for the whole**

<b>Lot 1</b>	<b>Offers In Excess of</b>	<b>£500,000</b>
<b>Lot 2</b>	<b>Offers Based on</b>	<b>£550,000</b>

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

Our ref: CEW/J199. Photographs taken June 2018.



## LOCATION

The Hope is situated in a rural location in South Staffordshire on the outskirts of the two small villages of Dunston and Levedale. The town of Penkridge is approximately 2.8 miles south of The Hope, with the larger county town of Stafford 4.6 miles to the north and links to the M6 and wider motorway and rail networks within a few miles.

## DIRECTIONS

From the centre of Penkridge, head north towards Stafford, taking the next left turn after crossing the River Penk. Follow the road around to the left continuing on Levedale Road under the rail bridge, bear right and after half a mile, turn right into Whittamore Lane. Continue for  $\frac{3}{4}$  of a mile and The Hope will be found on the left.

## FARMHOUSE

Hope farmhouse presents an exciting opportunity to renovate a grand farmhouse close to Stafford yet in a peaceful rural location. A particular feature of the property are the two Chilean Pine (Monkey Puzzle) trees either side of the drive in the front garden. Providing extensive but potentially comfortable accommodation, and leading from the quarry tiled central hallway there are doors into the kitchen, lounge, drawing room, WC, pantry, utility and cellar. Stairs to the first-floor lead to three bedrooms, bathroom, WC, airing and tank room. A further three rooms are located in the attic.

## OUTBUILDINGS

Outstanding range of agricultural buildings providing;

**General Purpose Storage with Lean-To** – Two-storey brick construction under a timber truss frame with tile roof and concrete floor internally, and planning permission for development.

**Livestock Shed** - Steel portal frame, with part-height timber panel wall, steel corrugated fibre/asbestos cement roof sheets and concrete flooring.

**Dutch Barn with Lean-To** - Steel truss frame building, with steel corrugated fibre/asbestos cement roof sheets and occasional plastic roof light, fitted out with stables internally, which will be removed prior to sale.

**Livestock Shed & General-Purpose Storage** – A dual pitch of buildings of brick construction under timber truss frame tile roofs with concrete floor internally and part having planning permission for development.

**Machinery Shed with Livestock Lean-To** - Steel truss-frame with part-height concrete block wall to the North elevation and brick-built elevation to the west. Livestock lean-to steel portal frame with brick-built elevations to the north, south, east and west with concrete flooring throughout both buildings.

**General Purpose & Livestock Shed** – Two-storey rendered brick construction under a timber truss frame with tile roof and concrete floor internally, and planning permission for development.

**Livestock Shed & Workshop with Derelict Lean-To** – Two-storey rendered brick construction under a timber truss framed tile roof with concrete floor internally, and planning permission for development.



## LOTS

With the property being offered for sale as a whole or in two lots as offered below:

**LOT 1:** Period six-bedroom farmhouse in need of refurbishment situated within extensive gardens. Additionally within the lot is a tremendous development opportunity of a barn with planning permission which, when developed, will be a two-storey dwelling benefiting from its own private garden.

### OFFERS IN EXCESS OF £500,000

**LOT 2:** Former granary barns with the exceptional opportunity to develop a pair of stylish semi-detached houses in an exceptional location, detached cowshed and roadside single-storey barns to create two further dwellings arranged around a courtyard setting.

### OFFERS IN THE REGION OF £550,000

Alternatively, the property may be purchased as a whole consisting of both lots with planning permission to convert the barns into five residential dwellings, along with the main house, thus providing six individual units.

### OFFERS IN THE REGION OF £1,050,000

## PLANNING PERMISSION

Planning permission was granted by South Staffordshire Council (ref: 02/00367/COU) on the 29<sup>th</sup> July 2002 for the change of use of the existing farm buildings to form five residential dwellings. A material start has been made and the planning permission secured and confirmed by South Staffordshire Council. A further application was successfully made on 29<sup>th</sup> June 2021 to vary the planning conditions which effectively changed the conditions from pre-commencement to pre-occupation conditions.

## AGENT'S NOTE

Some of the photographs used in the sales particulars were taken in 2018.





### TENURE & POSSESSION

Freehold with vacant possession upon completion.

### SERVICES

The farmhouse has mains electricity, mains water, oil fired central heating and septic tank drainage. The farm buildings are connected to three-phase electricity and mains water.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies together with all of the rights and obligations, easements and all wayleaves whether referred to in these particulars or not.

### VIEWING

Strictly by appointment only with the sole selling agent.

### METHOD OF SALE

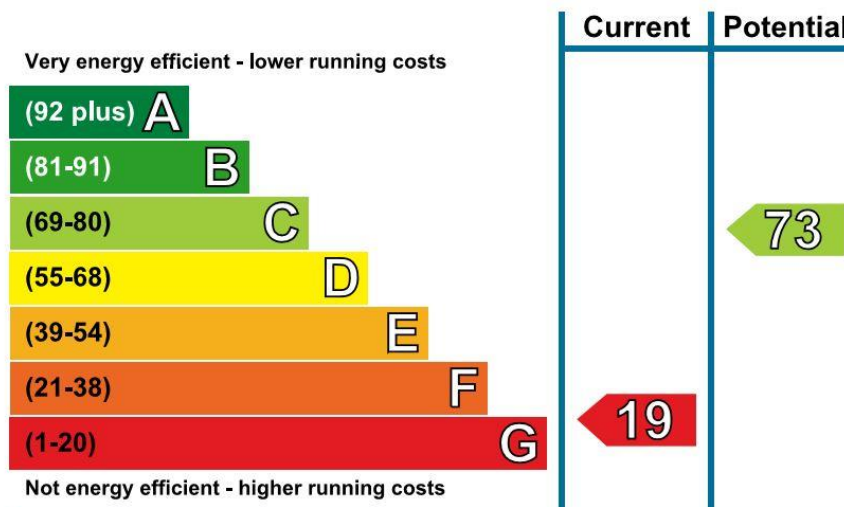
The property is offered for sale by Private Treaty.

### LOCAL AUTHORITY

South Staffordshire Council  
 Council Offices  
 Wolverhampton Road  
 Codsall  
 South Staffordshire, WV8 1PX  
 Tel: 01902 696000

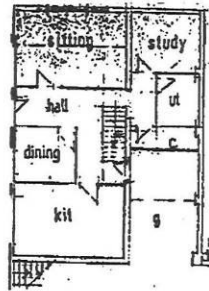
### VENDOR'S SOLICITORS

Enoch Evans LLP  
 St Pauls Chambers  
 6 – 9 Hatherton Road  
 Walsall  
 West Midlands, WS1 1SX

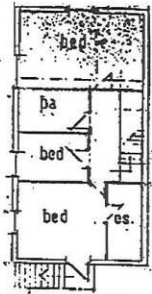




Not to scale - for identification purposes only



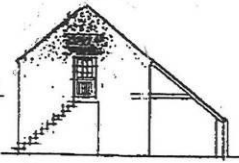
ground floor  
blg 2



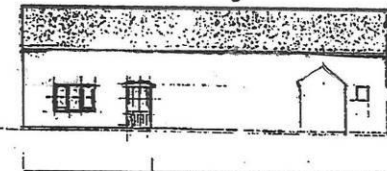
first floor



s

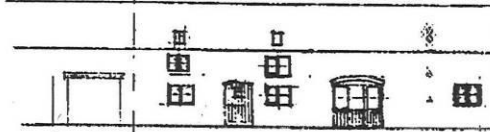


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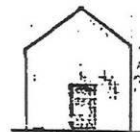


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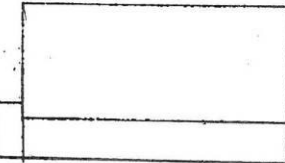
02/00367/001



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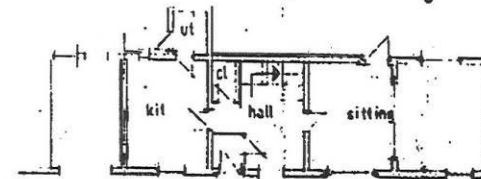
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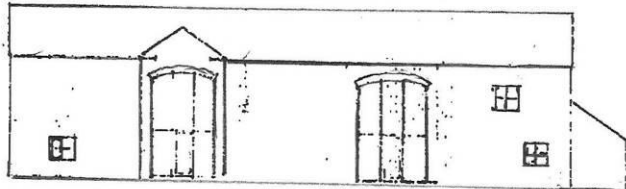


ground floor

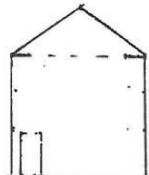


first floor

blg 3



n



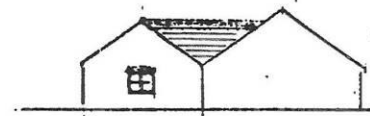
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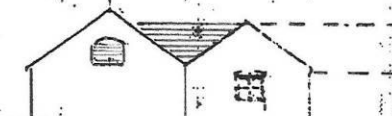
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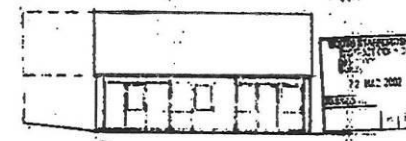
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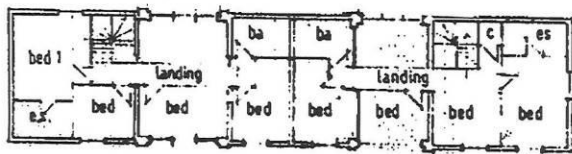
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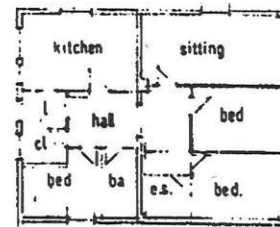
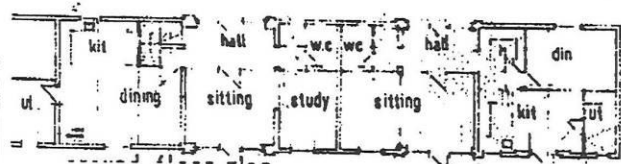
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first floor plan



Existing Plans revised to conform with...

blg 4

THE EDWARD ANDERSON PRACTICE  
CHARTERED ARCHITECTS

CLIENT MR. JOHNSON  
PROJECT HOPE FARM DUNSTON NR STAFFORD

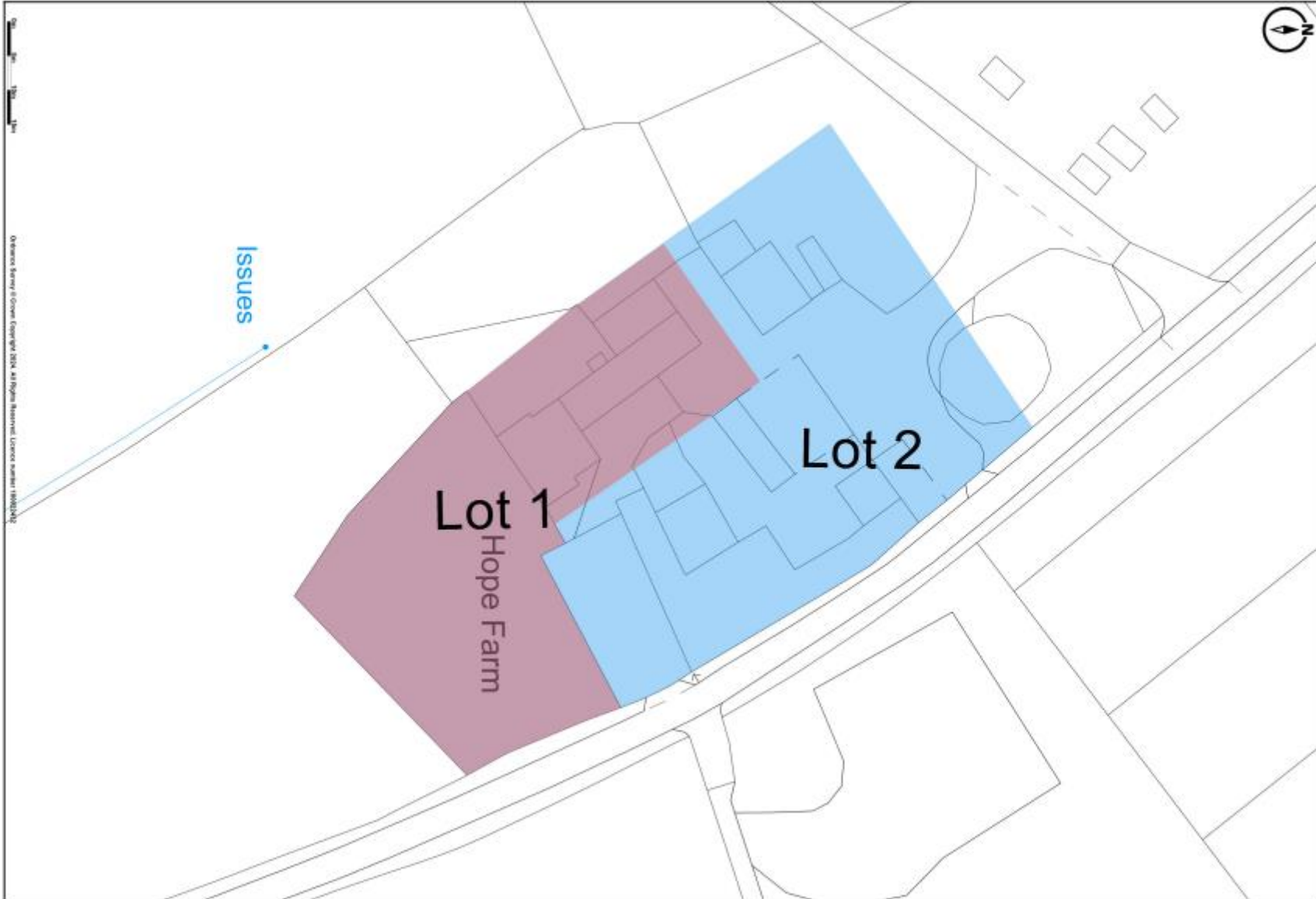
DRAWING SKETCH PROPOSALS

DRG No 02/01-1 DATE 1-3-02 SCALE 1:100

1	Approved by the client	
2	Approved by the architect	
3	Approved by the council	
4	Approved by the planning authority	
5	Approved by the building control authority	
6	Approved by the fire authority	
7	Approved by the health authority	
8	Approved by the water authority	
9	Approved by the drainage authority	
10	Approved by the highway authority	

**Promap**  
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2018. All Rights Reserved.  
License number: 100022432  
Road/Side - 1790 Paper Scale - A4



Lot 1  
Hope Farm

Lot 2

Issues



**NOCK DEIGHTON AGRICULTURAL LLP** Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR  
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Regulated by RICS

