



The Old Offices,  
Stone



# The Old Offices,

Stone

Staffordshire, ST15 8TG



5



1



3



acre(s)

A residential development opportunity for two dwellings to include an imposing Grade II Listed Building (formerly utilised as offices) with planning permission for its conversion to a 5 bedroom house spanning over 3 floors. Plus further planning consent to convert the existing garage outbuilding into a single storey 2 bedroom detached dwelling.

## Offers In The Region Of

£345,000



Ashbourne - 01335 342201



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### Location

The Old Offices are located in the quiet and picturesque village of Moddershall, near Stone. The property has some excellent views across the attractive Moddershall valley. It is convenient for access to the road network such as the A520 and B5066 to Meir Heath and the A50; the A34 & A51 at Stone and the M6 at Junctions 13 & 14. It is some 2.5 miles North-East of Stone, 4 miles South of Meir and 11 miles North of Stafford.

### Directions

From Stone, follow the A520 Stone Road towards Meir for approximately 1 mile, turn right signposted to Moddershall and Spotacre. Turn left into Moddershall. Follow the road for 0.4 miles and the property is located on the right, identified by a Bagshaws for sale board.

### Description

An opportunity to purchase an attractive Grade II Listed Building formerly utilised as the office building for the garden nurseries opposite, with outbuildings. The main property and closely adjoining outbuildings benefit from planning permission for their change of use to residential and extension to a 5 bedroom house spanning over 3 floors.

The site has further planning approval to convert the existing garage outbuilding into a single storey 2 bedroom detached dwelling.

The site as a whole extends to 0.127 ha (0.32acres).

### Town and Country Planning

Planning permission was approved in October 2023 (Application 22/36163/FUL with conditions), in conjunction with listed building consent (application 22/35774/LBC with conditions). This granted consent to convert the main building into a reconfigured arrangement of accommodation, including incorporating the adjoining outbuilding to the rear with a glazed link and offering further floor area through a side kitchen extension, extending in all to approximately 315.5 sq m (3396 sq ft) GIA.

The approved design offers a modern open plan style kitchen with bi-folding doors which overlook the garden and a useful utility room, as part of the extension works. In the original part of the property the design illustrates two reception rooms, a further study and a large dining room which overlooks a veranda to the garden. A new glazed link connecting the property to the outbuilding leads from the dining room and offers a lobby area, two further stores, a boot room and a downstairs WC.

To the first floor, there are three bedrooms, with the master bedroom having an ensuite and walk in wardrobe, bedroom 2, which sits over the extended part of the property, also has an ensuite bathroom and there is a further family bathroom off the landing.

The second floor offers a further two bedrooms, a family bathroom and a further storage area along the landing. The second floor is partly under eaves.

Externally, the property offers three parking spaces to the front adjoining the road. A terrace adjoins the property and a low brick retaining wall divides the house from the garden.

An additional planning consent relates to the store/ garage block which sits to the north of the site. Application 22/36151/FUL was permitted in November 2023 (with conditions) in conjunction with application 22/35775/LBD (with conditions). This permission allows the conversion of the current building, with two side extensions and demolition of the small toilet block. This will create a single storey detached dwelling which offers an open plan kitchen/ dining/ living area, with two bedrooms and a family bathroom extending to approximately 82 sq m (882 sq ft) GIA. Externally the property offers two parking spaces with a small garden area.

The main dwelling is Grade II listed (List Entry Number: 1038976).

### Services

Mains water and electricity are connected to the main building and were previously connected to the buildings, however they are not currently connected. A new drainage system will be required as part of the redevelopment. Foul drainage will need to be dealt with via a private septic tank system. Storm water drainage is located in the road to the west of the property. Purchasers must make their own enquiries in relation to the availability and suitability of all services.

### General Information

## Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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