



Lot 2 Parkfields Farm Cherry

estate On-Trent



Lot 2 Parkfields Farm Cherry Lane

Stoke-On-Trent

ST10 4QS



0



0



0



acre(s)

Lot 2 – Parkfields Farm Traditional Barns (shown shaded blue on the property plan)

Offers a range of traditional brick-built barns, situated in a courtyard formation and with full planning permission for the conversion and alterations to create five dwellings (planning ref;

Guide Price

£375,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Location

Parkfields Farm is accessed off Cherry Lane and occupies a rural position within the Churnet Valley, yet is just a short distance from the historic market town of Cheadle. The town offers a wide range of facilities including high street shops, doctor's surgeries, public houses, primary and secondary schools and supermarkets.

Nearby towns and cities include Leek to the north (11.4 miles), Uttoxeter to the south (12.0 miles), Ashbourne to the East (13.3 miles) and Stoke-on-Trent to the west (11.8 miles). Transport links are excellent with a number of international airports within an hours travelling time, whilst the A50 (M1—M6 link) is 15 minutes away and a number of railway stations within similar travelling time.

General Information

Method of Sale

The property is offered for sale by In formal Tender. All bids should be received by noon on the 3rd November. Please direct all Tenders to the Bakewell office. Adjoining land may be available by separate negotiation. Please indicate on the Tender Form if additional land is of interest.

Services

Each lot benefits from mains water and electricity.

Tenure and Possession

The property will be sold freehold, with vacant possession upon completion.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. Access to the whole property is via a driveway off Cherry Lane. If sold in lots, this driveway shall be owned by Lot 4 and rights of access are granted for the remaining lots, with shared maintenance.

Fixtures and Fittings

Only those referred to in the brochure are included in the sale.

Local Planning Authority

Staffordshire Moorlands District Council,
<https://www.staffsmoorlands.gov.uk/article/491/Planning-and-buildings>

Council Tax Band

Farmhouse; F.

EPC

Farmhouse: G

Viewings

Strictly by appointment only through the sole selling agents Bagshaws. Please contact the Bakewell Office on 01629 812777 or by email at bakewell@bagshaws.com.

Directions

From the centre of Cheadle, head east on the B5417 Queen Street, passing through the houses on either side. Continue out of the town centre for approx. 0.90 miles and the caravan park will be on your left hand side. Turn left after the caravan park, signposted Cherry Lane, indicated by our 'For Sale' board. Parkfields Farm can be found along Cherry Lane, approx. 300m on the right-hand side.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



The Agricultural Business Centre Agricultural Way, Bakewell,
Derbyshire, DE451AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkrige	01785 716600
Uttoxeter	01889 562811

BURY & HILTON
Part of Bagshaws LLP

BAGSHAWS EST. 1871
Land - Property - Livestock

