



Mosslea Farm
Knowl Bank Road, Audley, Stoke-on-Trent, Staffordshire, ST7 8DT

Rostons 
01829 773000 | www.rostons.co.uk

Mosslea Farm

Knowl Bank Road | Audley | ST7 8DT

Crewe 8.2 miles, Alsager 5.2 miles, Nantwich 8.6 miles
(All distances approximate)

An attractive three-bedroom detached property, with an extensive range of traditional buildings set in 51.33 acres of land. Available as a whole or in two lots.

Lot 1- House and Buildings set in 8.78 acres. Offers in excess of £650,000.

Lot 2- 42.55 Acres of grassland. Offers in excess of £475,000.



LOT 1 – Mosslea Farm (FARMHOUSE/BUILDINGS & 8.78 ACRES)

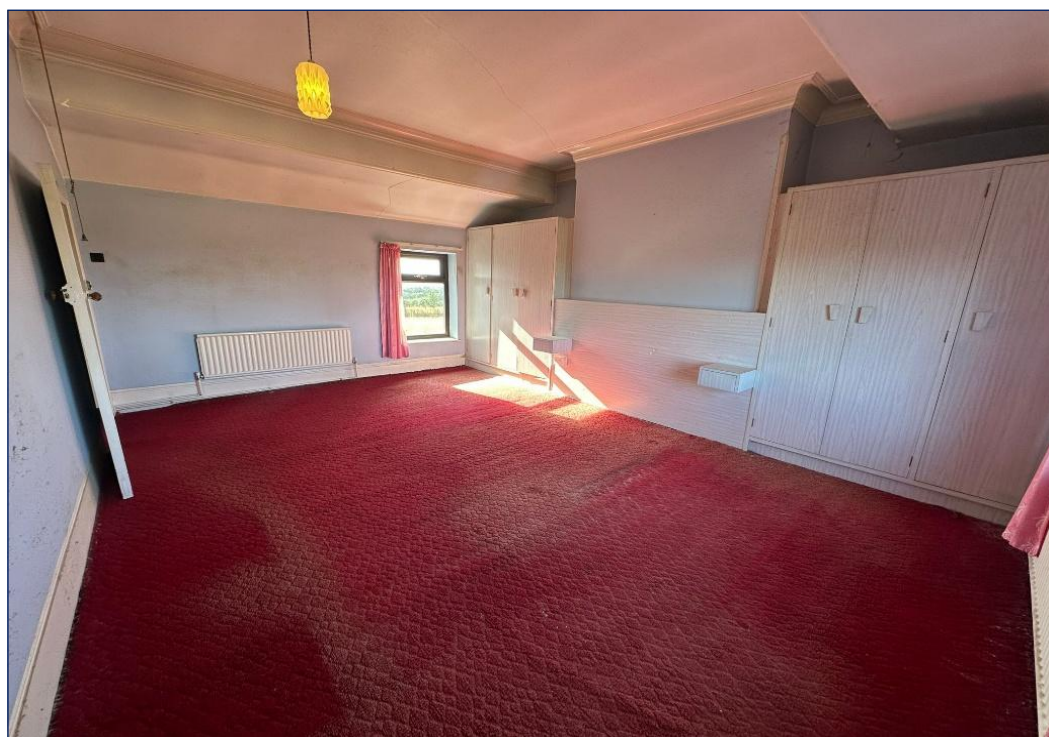
This is an exciting opportunity for a purchaser to put their own stamp on a traditional three bedroom property.

GROUND FLOOR

- **Porch/Hallway** – Entering through the side door nearest to the yard, leading directly to the kitchen and the downstairs W.C.
- **Downstairs W.C** – Toilet and sink.
- **Kitchen** – Entering directly from the porch. Oil fuelled Aga with built in storage cupboards either side and a quarry tiled floor.
- **Dining Room** - Through the kitchen on your right a carpeted room with an open tiled fireplace that could be utilised as a dining room.
- **Living Room** – Through the kitchen on your left a large living area with open tiled fireplace.
- **Front door/ hall-** Enter via a path at the front of the house, staircase directly in front. Access to living and dining rooms through doors on either side.

FIRST FLOOR

- **Bedroom 1** – To the front of the property a large double bedroom with built in cupboards overlooking the picturesque Staffordshire / Cheshire countryside.
- **Bedroom 2** – To the back of the property a bright double room with open countryside views.
- **Bathroom** – A family bathroom with w.c, sink and bath.
- **Bedroom 3** – Double bedroom to the front of the property with storage cupboard and more picturesque views over the Staffordshire/ Cheshire countryside.



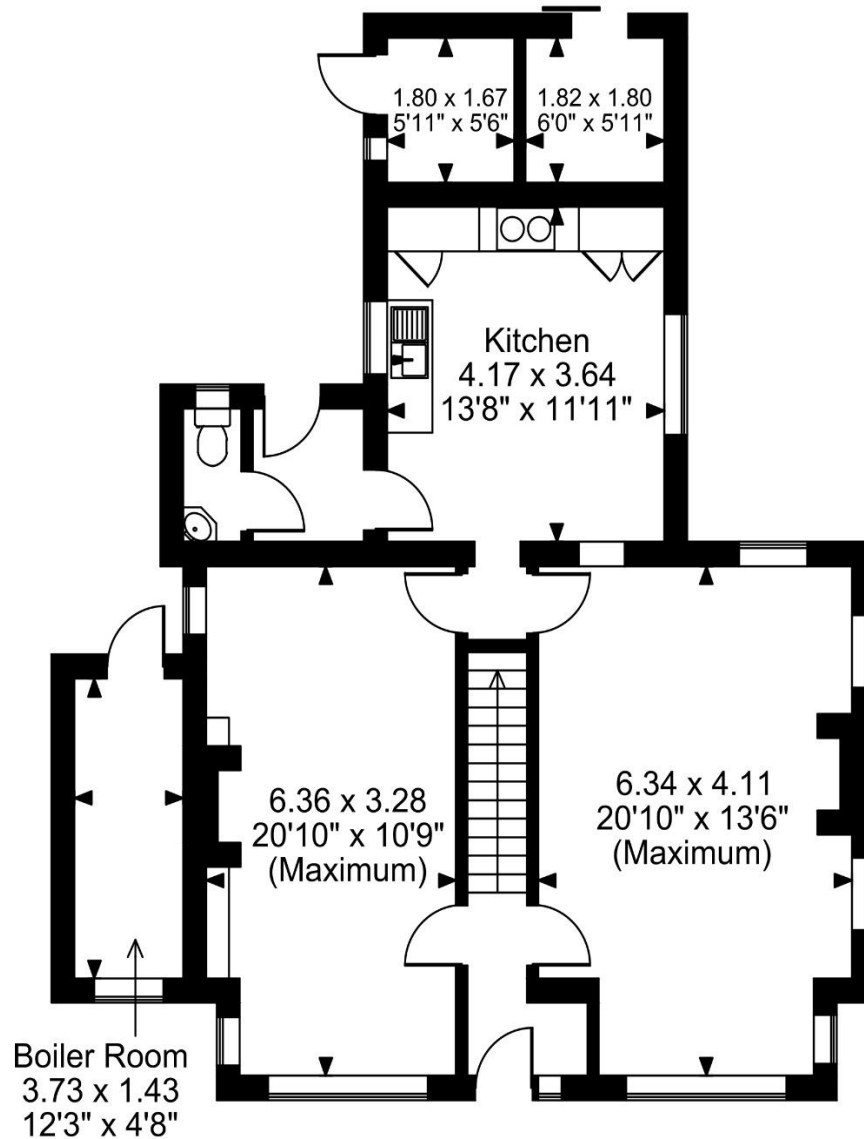
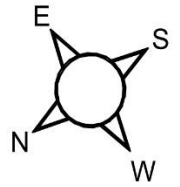
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Approximate Gross Internal Area

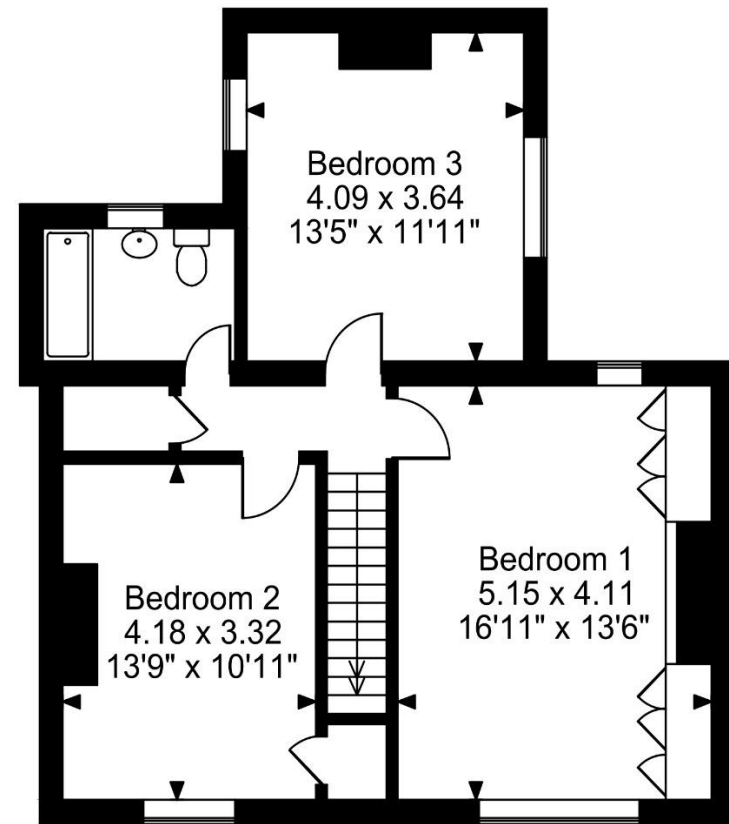
Main House = 1470 Sq Ft/137 Sq M

Boiler Room & External Rooms = 128 Sq Ft/12 Sq M

Total = 1598 Sq Ft/149 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

BUILDINGS

A range of traditional and modern buildings in need of repair that could be utilised for many purposes.

No	Dimensions (m/ approx.)	Description
1	20.5 x 5.04	Brick hayloft/shippon.
2	15.55 x 5.61	Steel portal frame, part brick with concrete floor.
3	24.83 x 6.13	Four bay hay barn with earth floor.
4	5.62 x 5.17	Wooden pole shed with tin sides and wooden beams.
5	22.56 x 13.08	Two side by side steel portal frame cubicle shed with concrete floors. Five bays and thirty forty cubicles on the right side. Four bays and twenty-eight cubicles on the left side.
6	28.24 x 9.49	Four bay lean to shed with tin/fibre cement roof, concrete flooring and a feed barrier through the middle.
7	18.39 x 10.09	Four bay open building previously used as a clamp, currently used for hay storage.
8	7.40 x 9.60	Brick storage barn.
9	14.92 x 5.10	Brick and concrete building with steel portal frame and cement fibre roof.



OVERAGE

Please note that Mosslea farm is subject to a development reservation as follows: The vendor will be entitled to 30% of the uplift in value should planning consent be granted for any use other than agricultural or equestrian. This will be in place for a period of 25 years and be triggered upon the implementation of planning or sale of the property whichever is earlier.

SITE DESIGNATIONS

Our searches have found Mosslea farm is within a greenbelt and national character area.

NITRATE VULNERABLE ZONE

The farm is within a Nitrate Vulnerable Zone.

SERVICES

Mains water and electricity, private drainage and oil central heating.

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Approximate Gross Internal Area

Garage = 189 Sq Ft/18 Sq M

Outbuildings = 11067 Sq Ft/1067 Sq M

Total = 11601 Sq Ft/1085Sq M

Quoted Area Excludes 'Open Area & Dutch Barn'



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THE LAND

Mosslea farm totals 51.33 acres (20.87 Ha) of grassland spilt into two lots detailed below:

	Acres	Hectares
Lot 1	3.03	1.23
	2.99	1.21
	2.76	1.21
Total	8.78	3.65
Lot 2	17.07	6.91
	7.84	3.17
	7.41	3.00
	9.26	3.75
	0.97	0.39
Total	42.55	17.22

SOIL TYPE & LAND GRADE

According to Soilscales of England & Wales the soil is classed as soilscape 8, described as slightly acid loamy and clayey soils with impeded drainage. The soil is reasonably flexible but more suited to autumn sown crops and grassland.

The land is classed as Grade 3 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – worst).

WAYLEAVES AND EASEMENTS

We understand a gas pipeline crosses lot two.

FENCING

The purchaser would be responsible for maintaining the boundary fencing. Please note if sold separately, the purchaser of lot one will be responsible for the erection of stock proof fencing to separate lots one and two along boundary A to B.

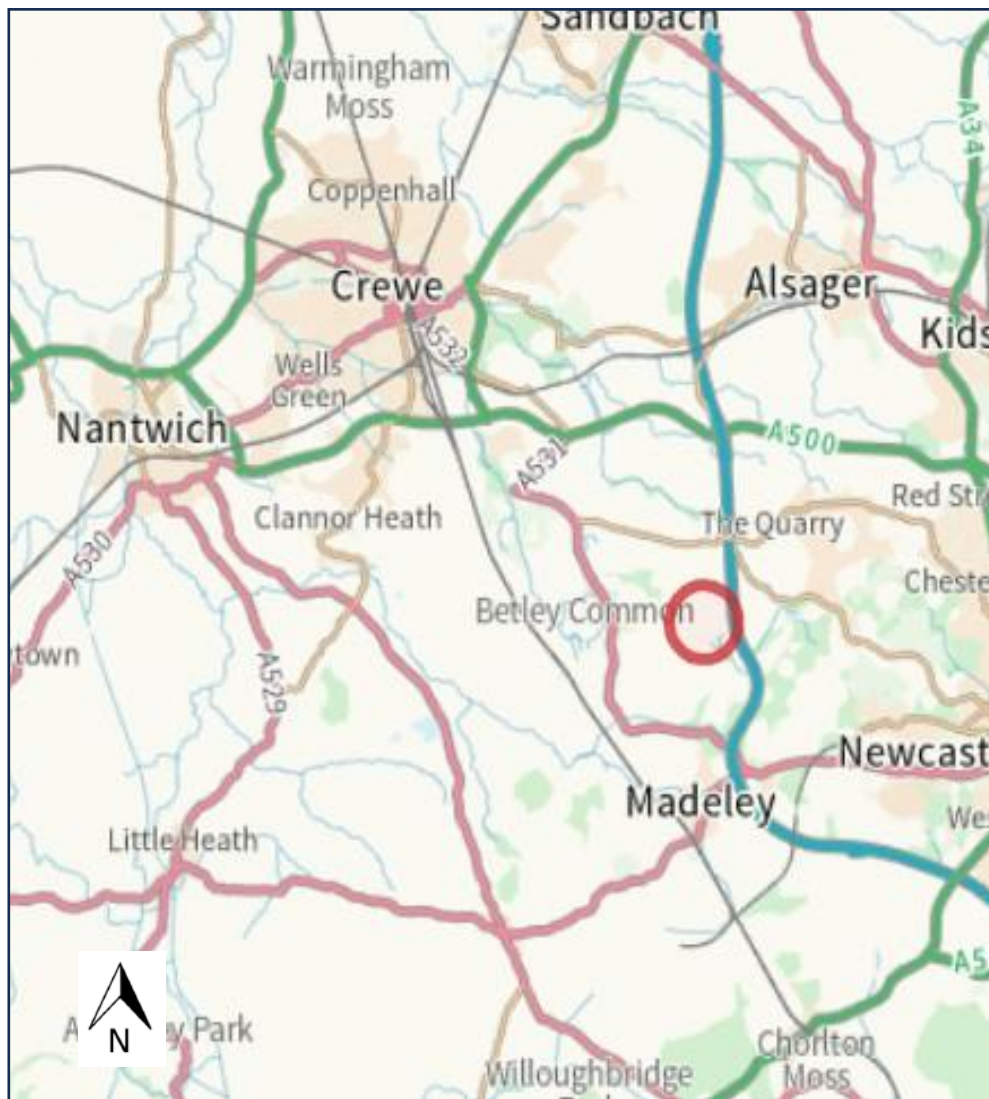
SERVICES

Mains water and electricity, private drainage and oil central heating.

MINERAL RIGHTS

No mineral rights are included with the farm.





LOCATION - WHAT3WORDS - ///chilling.flaked.reception

COUNCIL TAX BAND – C

EPC – G

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

VIEWINGS

We ask that all viewings of the property are made by prior appointment with the selling agents, by calling the office 01829 773000.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries on the site and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

TITLE

The property is being sold freehold with vacant possession upon completion.

SELLING AGENTS

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