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Lions Paw Farm

Sands Lane, Brown Edge, Staffordshire, ST6 8UF



FOR SALE BY PRIVATE TREATY

**Lions Paw Farm, Sands Lane, Brown Edge,
Staffordshire, ST6 8UF**

Lions Paw Farm offers an excellent opportunity to purchase a small farm, in the heart of the Staffordshire countryside. The property benefits from a range of traditional and more modern farm buildings, previously used for the housing of livestock, storage and workshops.

The dwelling provides spacious living accommodation, with a large reception room and four well sized bedrooms.

The property stands over 28 acres in total of grassland and woodland, and is available as a whole or in three lots. Viewing is highly recommended to see the potential this property has to offer.

For Sale as a Whole or In Three Lots

Lot One – OIRO £650,000

Lot Two – Offers Over £75,000

Lot Three – Offers Over £50,000

SITUATION

The property is situated on the outskirts of Brown Edge, a small village in the heart of Staffordshire and a stone's throw from popular walking spots such as Knypersley reservoir and Marshes Hill. The property is close to all amenities, with Brown Edge having a host of facilities and being approximately 4.5 miles from Biddulph, 6 miles from Hanley, and 7.5 miles from Leek.

DIRECTIONS

From our Leek office, take the A53 (Newcastle Road) towards Stoke – on – Trent, continuing along Ladderage and past The Wheel Public House. Continue for 2.5 miles until reaching The Plough Public House. Take the third left hand turning onto Clay Lake. Continue along Clay Lake for approximately 0.5 miles and then turn right onto Broad Lane, continue until reaching the T – junction. At the junction turn right onto Hough Hill and then take the second left onto Hill Top, going past The Top Pub Public House. At the end of the road turn right onto Sands Lane and after approximately 0.5 miles the property will be situated after a short drive on the left. The property will be identified by our sign.

What3words Location Code: ///alpha.pausing.coasters

DESCRIPTION

LOT ONE - LIONS PAW FARMHOUSE, RANGE OF OUTBUILDINGS AND 16.04 ACRES OR THEREABOUTS

Lions Paw Farm comprises a four bedroom stone dwelling together with a range of traditional stone and tile outbuildings and a more modern principal block and sheeted outbuilding, lying in 16.04 acres of land or thereabouts.

The accommodation briefly comprises the following: -

Front Door giving access to: -

Entrance Hall – 2.94m x 3.41m

With tiled floor, radiator, window to rear elevation and stairs off; giving access to the following: -

Sitting Room – 3.66m x 7.14m

With carpet floors, radiator, windows to front and side elevations and log burner in a stone surround.



Kitchen – 3.47m x 6.65m

With tiled floor, windows to side and front elevation and beams in ceiling. Built in base cupboard and sink, with pantry off.

Pantry – 1.68m x 1.35m

Staircase leading to **First Floor Landing** giving access to: -

Master Bedroom – 3.47m x 6.59m

With carpet floor, radiator, windows to front and side elevations and timber beams.

Bedroom Two – 3.20m x 3.69m

With carpet floor, radiator, and window to front elevation.

Bedroom Three – 3.36m x 3.80m

With carpet floor, radiator, and window to front and side elevation.

Bedroom Four – 2.96m x 3.34m

With carpet floor, radiator, and window to side elevation.

Bathroom

With WC, wash hand basin, bath, shower cubicle, vinyl flooring, half tiled walls and window.

OUTSIDE

To the front of the house there is a lawned area and slabbed patio, with concrete drive to side leading to the house and parking area for a couple of vehicles. To the side of the property is a further lawned area.



OUTBUILDINGS

The property offers a range of outbuildings, the majority being traditional stone or brick and tile outbuildings with a more modern principal block and sheeted outbuilding. The outbuildings offer potential for a variety of different uses, subject to planning consent.

The outbuildings briefly comprise the following: -

Block and Sheeted Outbuilding – 5.60m x 4.96m

Being two storey and having lean to.

Brick and Tile Outbuilding

Comprising the following: -

Store - 2.17m x 2.23m

Further Store - 2.66m x 5.94m

Stone and Tile Outbuilding

Comprising the following: -

Shippon– 5.33m x 3.63m

With housing for 3 cattle.

Adjoining Shippon – 5.26m x 9.66m

Housing for a further 10 cattle.

Adjoining Former Dairy– 3.91m x 2.33m

Currently used as storage.

Block and Sheeted Outbuilding

Two storey building comprising the following: -



Ground Floor comprising the following: -

Accessible from a further yard below the buildings listed above.

Machinery Store/ Loose Box – 4.13m x 10.91m

Further Store/ Livestock Shelter – 4.13m x 6.65m

Open fronted to field behind.

Store – 5.93m x 2.47m

Livestock Pen – 8.92m x 2.86m

With trough to middle and feed passage.

Livestock Pen – 8.92m x 2.85m

With trough to middle and feed passage.

Loose Box – 8.93m x 2.93m

Loose Box – 8.93m x 2.85m

Loose Box – 8.93m x 2.85m

First Floor comprising the following: -

Accessible from yard above.

Workshop – 4.72m x 18.21m

Storage – 8.90m x 18.21m

Please Note:

There is a public footpath that travels along the drive and through the farmyard.



LAND

The land extends to 16.04 acres or thereabouts and is ring fenced. The land is undulating in nature, however field parcel 1486 is a relatively level permanent pasture field. The remaining land is woodland, with some areas of grassland closer to the farmyard. The land would make excellent amenity or conservation land for those with alternative use ideas (subject to planning) or environmental interests. The River Trent runs straight through the middle of the land.

Please Note: -

The land is subject to public footpath running along both woodland parcels, 1661 and 1061.

The land can be further described in the following schedule below and is edged in red on the attached plan: -

<u>OS Field Number</u>	<u>Description</u>	<u>Area (Ha)</u>
1486	Grassland	0.81
1661	Woodland	3.27
1061	Woodland	2.20
-	Farmstead etc.	<u>0.21</u>
		6.49 Hectares
		Or 16.04 Acres
		Or Thereabouts



LOT TWO – 7.59 ACRES OR THEREABOUTS OF LAND AT LIONS PAW FARM

The land extends to 7.59 acres or thereabouts and is relatively level in nature. The land is mainly laid to permanent pasture, being in relatively good heart and suitable for mowing or grazing purposes. To the West of land there is a small area of woodland, within the woodland is the remains of a farm building. The land has the benefit of gated access from Sands Lane.

The land can be further described in the following schedule below and is edged in blue on the attached plan: -

<u>OS Field Number</u>	<u>Description</u>	<u>Area (Ha)</u>
2234	Grassland	2.23
1533	Woodland	0.84
		3.07 Hectares
		Or 7.59 Acres
		Or Thereabouts



LOT THREE – 4.45 ACRES OR THEREABOUTS OF GRASSLAND AT LIONS PAW FARM

The land extends to 4.45 acres or thereabouts altogether and has the benefit of two gated access points from Sands Lane. The land is undulating in nature, being very steep in places. The land is considered to be reasonable heart, suitable for grazing purposes and would be of interest to farmers. Alternatively, the land would make excellent amenity land for environmental or other uses.

Please Note: -

The land is subject to a public footpath that goes directly through it.

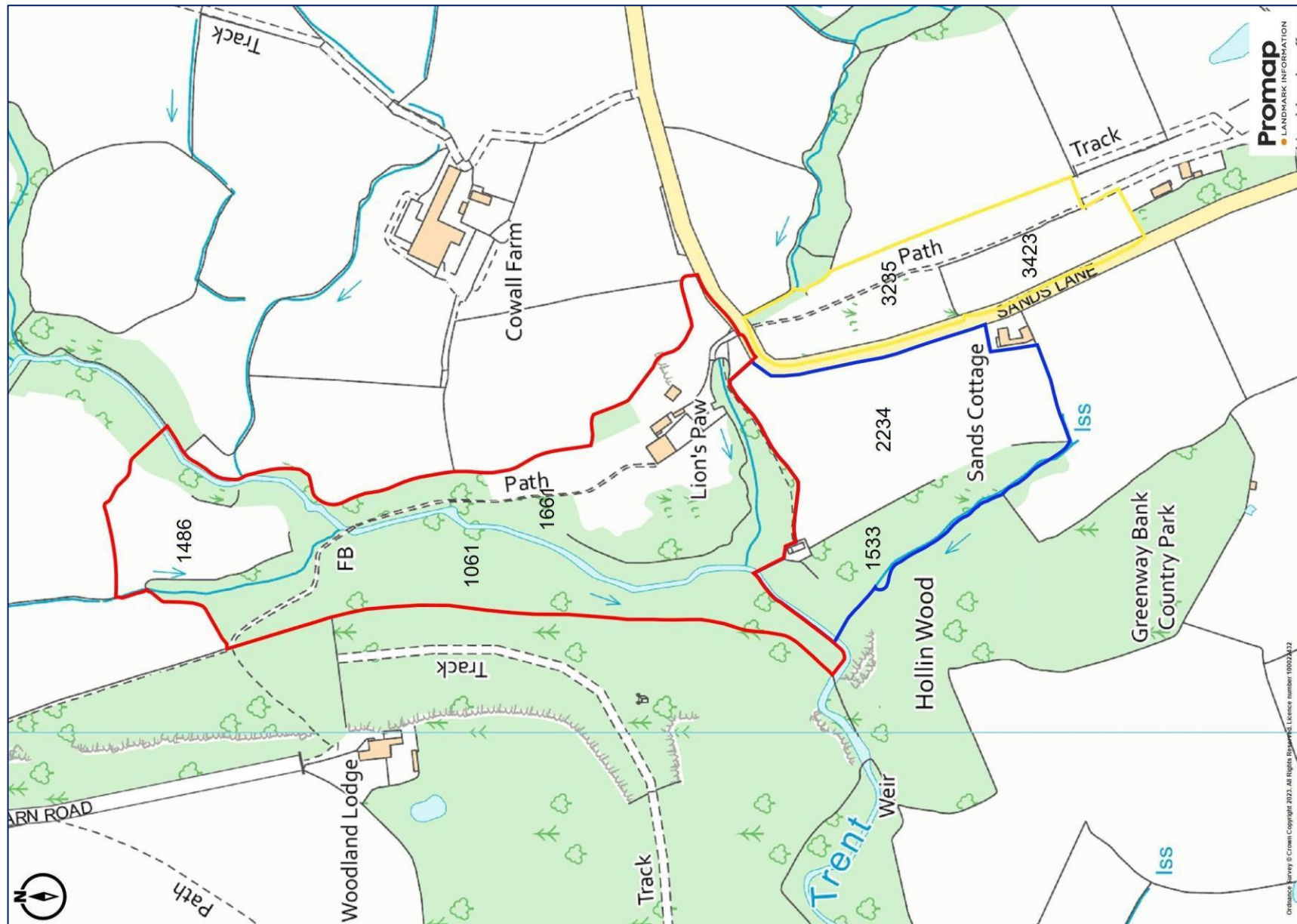
The land can be further described in the following schedule below and is edged in yellow on the attached plan: -

<u>OS Field Number</u>	<u>Description</u>	<u>Area (Ha)</u>
3235	Grassland	1.18
3423	Grassland	<u>0.62</u>
		1.80 Hectares
		Or 4.45 Acres
		Or Thereabouts



FOR IDENTIFICATION ONLY – NOT TO SCALE

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ENERGY PERFORMANCE CERTIFICATE

Energy performance certificate (EPC)

Lions Paw
Marshes Hill
STOKE-ON-TRENT
ST8 8UF

Energy rating
F

Valid until: 16 November 2033

Certificate number: 2111-1511-2742-4271-8551

Property type: Detached house

Total floor area: 149 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's current energy rating is F. It has the potential to be B.

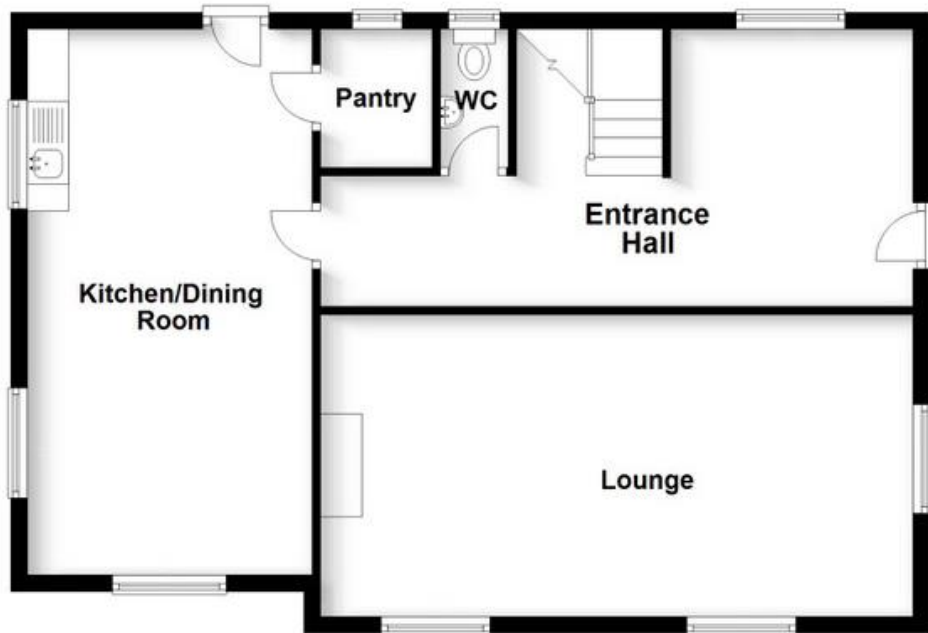
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

FLOOR PLAN

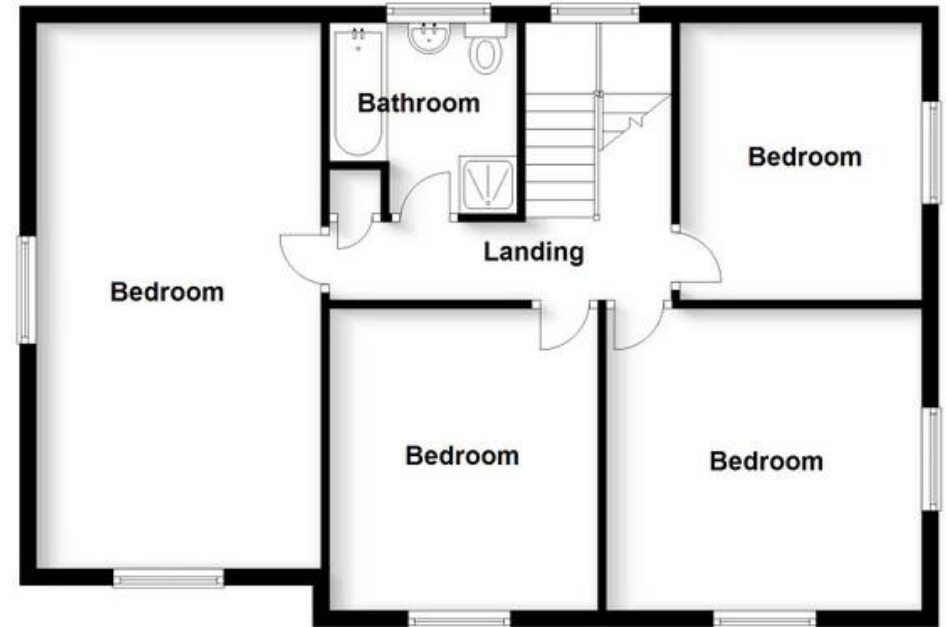
Ground Floor

Approx. 801.7 sq. feet



First Floor

Approx. 801.7 sq. feet



Total area: approx. 1603.5 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

SERVICES

We understand that the property is connected to a natural spring which is connected to a pump system and the drainage is by private means.

COUNCIL TAX BAND

We understand that the property is within Council Tax Band E.

LOCAL AUTHORITY

The local authority is Staffordshire County Council and Staffordshire Moorland District Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

PUBLIC RIGHT OF WAY

Lions Paw Farm does have a public right of way that follows along the drive and through the land of Lot One. Lot Three is also subject to a public right of way which goes through the land.

TENURE AND POSSESSION

The property is held freehold and vacant possession will be given upon completion.

VIEWINGS

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308.

MEASUREMENTS

All measurements given are approximate and are 'maximum' measurements.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

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.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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