



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Stoney Rock Farm,
Leek Road, Waterhouses, ST10 3LH**





FOR SALE BY PRIVATE TREATY
Offers in the region of £875,000

SITUATION

Stoney Rock Farm is situated in Waterhouses, a small village in the south of Staffordshire Moorlands and borders the Peak District National Park. The property lies off the A523 and is approximately 8 miles from Leek, 8 miles from Ashbourne and 9.5 miles from Cheadle.

LOT 1 – Offers Over £550,000

DWELLING HOUSE, OUTBUILDINGS & LAND EXTENDING TO 1.63 ACRES OF GRASSLAND OR THEREABOUTS

Lot One offers Stoney Rock Farmhouse comprising a Grade II Listed traditional stone and tile three bedroom farmhouse which is south facing, along with 1.63 acres of grassland and a range of traditional and more modern farm buildings.

The property briefly comprises the following accommodation: -

Sitting Room - 3.81 x 3.78 (12'5" x 12'4")

Double glazed window to front, radiator, stone fireplace incorporating wood burner, wooden flooring, exposed beams.

Dining Room - 3.85 x 3.88 (12'7" x 12'8")

External door to front, double glazed window to front, exposed beams, radiator, wooden flooring.

Dining Kitchen - 3.30 x 3.53 (10'9" x 11'6")

Excellent range of built in units comprising base cupboards and drawers with work surfaces over inset one and a half bowl stainless steel sink unit, exposed stonework to part, oil fired Aga for cooking facilities, built-in Newworld oven with electric hob over, integrated dishwasher. Built-in dresser unit, central free-standing island, tiled floor, exposed beams. With stairs and pantry off.

Pantry - 2.49 x 1.81 (8'2" x 5'11")

With double glazed window to side, tiled floor, exposed beams, fixed shelving.

Rear Hallway

External door and double glazed window, radiator, tiled floor.

Laundry Room - 3.81 x 1.78 (12'5" x 5'10")

Double glazed window to rear, tiled floor, plumbing for washing and tumble dryer, work surfaces incorporating stainless sink unit, radiator, built- in boiler room incorporating oil fired boiler.



Wet Room - 2.48 x 1.10 (8'1" x 3'7")

Open Shower incorporating mixer fitment, pedestal wash hand basin, low level we, tiled floor, fully tiled walls.

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

Built in airing cupboard incorporating hot water tank and immersion, loft access.

Bedroom One - 3.92 x 3.85 (12'10" x 12'7")

Double glazed window to front, radiator, exposed beams.

Bedroom Two - 3.96 x 3.21 (12'11" x 10'6")

Double glazed window to front, radiator, exposed beams. Built-in wardrobes.

Bedroom Three - 5.0 x 3.01 (16'4" x 9'10")

Double glazed window to side, radiator.

Bathroom - 1.83 x 1.71 (6'0" x 5'7")

White suite comprising P shape bath with power shower, wash hand basin, low level lavatory, fully tiled walls, double glazed window to side, tiled floor.

Staircase leading to attic space:

Office/Play Room - 4.0 x 3.81 (13'1" x 12'5")

Maximum Measurements. Double glazed window to side, exposed beams, vaulted ceiling.

Store Room off - 4.02 x 3.74 (13'2" x 12'3")

Exposed beams, vaulted ceiling, water tank.

OUTSIDE

Tarmac driveway leading off road parking area, house and outbuildings, patio area, front garden laid to patio and lawns. To the side is an oil tank, external and cold water tap.

Polytunnel - not measured.

With concrete base.

Large Double Garage - 14.30 x 6.35 (46'10" x 20'9")

Two double doors, concrete floor, windows light and power.



FARM BUILDINGS

The property benefits from a small range of outbuildings, suitable for a variety of uses and briefly comprise the following accommodation: -

Corrugated Barn - 8.62m x 13.42m (28'3" x 44'0")

Workshop - 23.18 x 11.68 (76'0" x 38'3")

Maximum measurements. Range of concrete block constructed building divided into three rooms, extending to 240m². Light and power with separate consumer unit. Sink unit and lavatory. Having the benefit of Class B2 planning use.

Lean to Log Shed – not measured.

Concrete floor and lighting.

Stone Outbuilding First floor - 3.90 x 3.74 (12'9" x 12'3")

Over two floors, with painted stone walls, window, light and power. Lean to former W.C.

Stone Outbuilding Ground Floor - 6.35 x 3.75 (20'9" x 12'3")

Maximum measurements: Divided into two room, concrete floor and lighting. Lean to store.



LAND

Together with the farmhouse and outbuildings, Lot One offers 1.63 acres of grassland or thereabouts. The land is all laid to permanent pasture, being relatively level in nature. The land is considered to be in reasonable heart and would be suitable for grazing purposes.



LOT TWO – Offers Over £300,000

STONE BARN AND 3.40 ACRES GRASSLAND OR THEREABOUTS

Lot Two comprises a south facing traditional stone and tile barn with planning permission for development into a residential dwelling, set in 3.40 acres of grassland or thereabouts. The land is all laid to permanent pasture, being relatively level in nature and considered to be in reasonable heart. The land is suitable for grazing and mowing purposes and can be accessed via a gated track from Common Lane.

The stone and tile barn has secured prior planning permission for the development of a three-bedroom residential dwelling under an application to determine if prior approval is required for - Change of use of an Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development. The full details can be found under prior planning application number DET/2023/0034 on the Staffordshire Moorlands District Council website. The effective decision date was 13th December 2023.

The outbuildings comprise the following measurements: -

Stone and Tile Barn – 14.49m x 4.23m

With loft above.

Western Adjoining Block and Tile Lean To – 3.65m x 1.81m

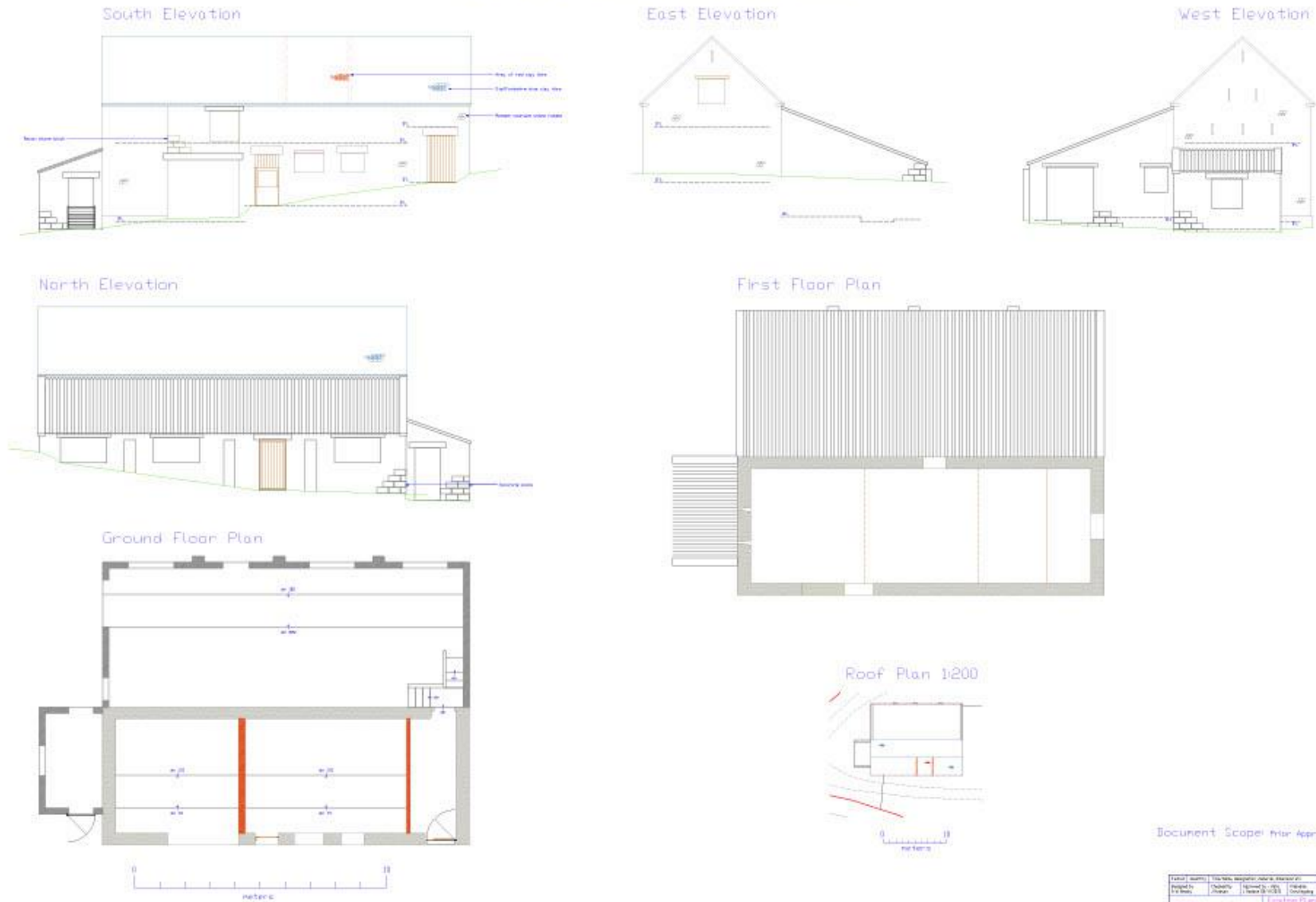
Rear Adjoining Block and Sheeted Lean To – 5.96m x 14.49m



ELEVATION PLAN

(Taken from Staffordshire Moorland Council Webpage)

Barn at Stoney Rock Farm, Waterhouses Existing Plans and Elevations

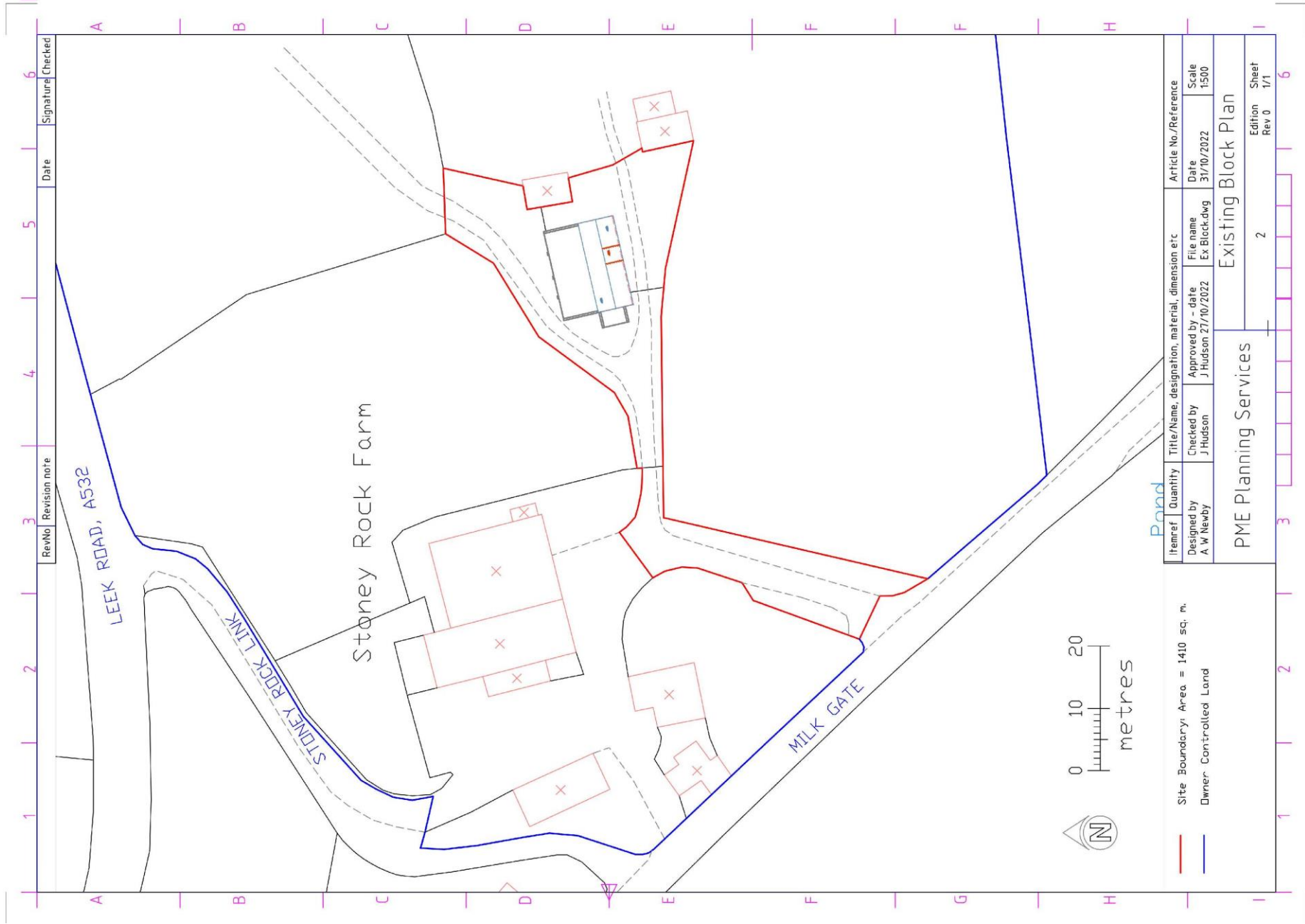


Document Scope: Prior Approval

Project Name	Client Name	Project No.	Project No.	Project No.	Project No.
PPC Planning Services	Local Planning Services	1001	1002	1003	1004

BLOCK PLAN

(Taken from Staffordshire Moorland Council Website)



Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by A W Newby	Checked by J Hudson	Approved by - date J Hudson 27/10/2022	Date 31/10/2022
		File name Ex Block.dwg	Scale 1:500

PME Planning Services		Existing Block Plan	
		Edition Rev 0	
		Sheet 1/1	

Site Boundary: Area = 1410 sq. m.	
Owner Controlled Land	

1	2	3	4	5	6
1	2	3	4	5	6

LOT THREE – Offers Over £25,000
4.07 ACRES OR THEREABOUTS OF GRASSLAND

Lot Three offers a small parcel of grassland extending to 4.07 acres or thereabouts, with gated access from the A523. The land is undulating in nature and is considered to be in reasonable heart. The land is suitable for grazing purposes only.

This lot would be of interest to the buyer of Lot One or Two to compliment the purchase.

The land would be of interest to farmers, environmentalists, and investors.

Lot Three does not have a mains water supply, interested parties should make their own enquiries



SERVICES

We understand that the property is connected to mains water and electricity with drainage being by private means. The land is not connected to a mains water supply.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

We understand that the property is in Council Tax band D.

TENURE AND POSSESSION

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

WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

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.

VIEWING

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

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.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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

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