



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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For Sale by Public Auction on Thursday 27<sup>th</sup> June 2024 at 7.00pm  
(unless sold prior)



Gate Farm,

Foxt, Stoke on Trent, Staffordshire, ST10 2HN

Available in 2 Lots



## SITUATION

The property enjoys a pleasant countryside location and is situated within the popular residential village of Foxt, the location of which is shown on the attached plan.

The village of Foxt lies 8.6 miles from Leek and 4.5 miles from Cheadle.



## DESCRIPTION

The property is offered for sale in two lots.

**Lot 1** comprises a traditional stone and tiled dwelling house which we believe dates back to 1624 and is Grade II listed under list entry number 1374660. The property benefits from numerous original features which add to the character of the dwelling. The dwelling has a spacious garden, garage and a grass paddock the whole extending to 2.35 acres or thereabouts.

The property would benefit from modernisation and improvement and has considerable potential to create a pleasant family home, subject to any necessary consents and interested parties should make their own enquiries of the local authority with regards to planning or other relevant matters. The property is approached by means of a right of way over a part tarmac and hardcore lane, which we believe is outside the ownership of the property.

**Lot 2** is a separate parcel of grassland extending to 2.58 acres or thereabouts

## **FOR SALE BY PUBLIC AUCTION**

**Unless sold prior**

**At Westwood Gold Club, Leek, ST13 7AA**

**Commencing at 7pm prompt, Thursday 27<sup>th</sup> June 2024**

**Gate Farm, Foxt, Stoke on Trent, Staffordshire, ST10 2HN**

**Guide Price:**

**Lot 1 £420,000 - £460,000**

**Lot 2 £30,000 - £40,000**

## LOT ONE

### Farmhouse standing in 2.35 Acres of Land.

Accommodation at present comprises:

#### *Entrance Door*

#### *Kitchen – 2.57m x 4.47m maximum*

With red tiled floor, small range of kitchen units and sink unit.

#### *Cloakroom*

With low flush WC and red tile floor

#### *Small Storage Room – 1.80m x 1.08m*

With red tile floor and coat hooks

#### *Larder – 1.80m x 1.33m*

With red tile floor and shelves

#### *Living Room – 3.97m x 4.75m max plus Alcove Fireplace*

With traditional fire range, built in cupboards either side, exposed beams to the ceiling, oak panel walls and red tile floor

*Staircase off the Kitchen giving access to:-*

#### *Bedroom Number 1 – 5.03m max x 4.63m max*

Including a **Bathroom** with bath and wash hand basin



### **Walk through to *Bedroom Number 2* – 4.28m x 5.0m**

With built in small airing cupboard and storage cupboard

### **Please Note**

Subject to any necessary consents there is further potential to extend the accommodation over two floors with an access door off the living room into a small lobby leading to a downstairs ***Room*** – 4.70m x 3.85m

With red tiled floor, fireplace and storage cupboard

***Second Staircase*** off the lobby leading to First Floor and giving access to ***Further Room*** – 4.68m x 4.97m with fireplace



### **Outside**

There is a spacious garden plot to the front of the property with lawn and some floral borders. A short distance from the dwelling there is a stone, brick and tiled ***Garage*** – 7.12m x 3.18m with an up and over entrance door and concrete floor. Adjoining this building there is a small stone and profile roof ***Lean To*** currently used for storage purposes.

To the front of the property adjacent to the council road that runs through the village of Foxt, there is a small paddock which is laid to grass and has gated access.

The property stands in a total of 2.35 acres including the dwelling house, garage, garden area and paddock.

## Land

There is also a separate parcel of grassland (Lot 2) which lies a short distance away from the homestead as shown on the attached plan and detailed below:

### LOT TWO – Parcel of Land Extending To 2.58 Acres Or Thereabouts (edged in blue)

This is a slightly undulating parcel of grassland which is in good heart and capable of good crops of grass for either mowing or grazing purposes.

We believe that the paddock will be of interest to local people looking for a small parcel of sound grassland for the keeping of livestock or for amenity purposes having the benefit of a mains water connection.

The land has good frontage to the council road that runs along the northern boundary from which there is a gated access.

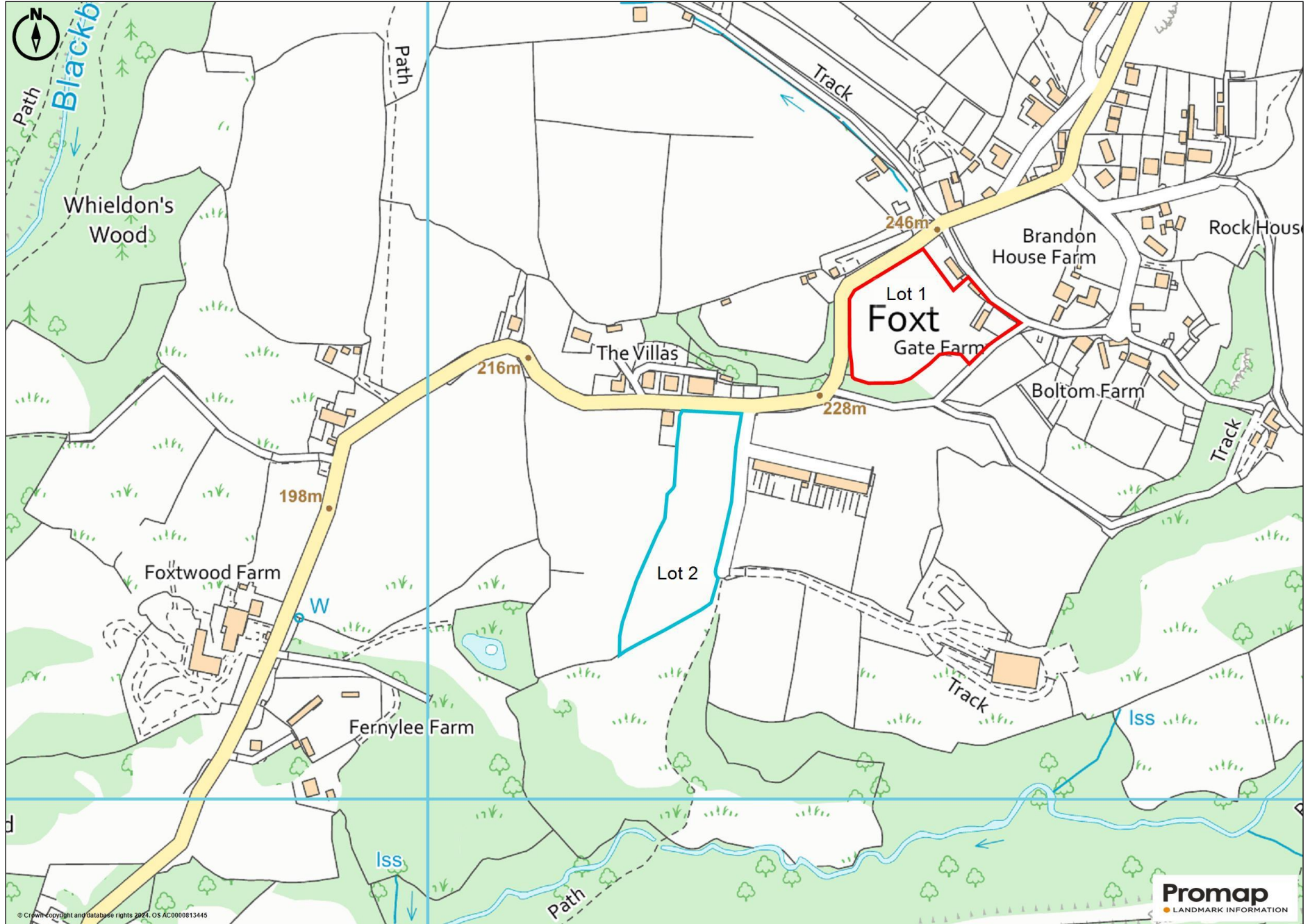
The land is set out in the following schedule:-

<u>OS Field Number</u>	<u>Description</u>	<u>Area (acres)</u>
2223	Grassland	2.58



FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.



### **Services**

We understand that the dwelling house is connected to mains electricity and water, with drainage being by private means.

We believe that Lot 2 has the benefit of separate mains water connection.

### **Viewings**

By prior arrangement through Graham Watkins & Co.

### **Tenure and Possession**

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

### **Measurements**

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

### **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.

### **Local Authority**

The local authorities are Staffordshire Moorland District Council and Staffordshire County Council to whom all enquiries of a planning or other relevant matters should be addressed

### **Buyer(s) Fee**

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due immediately at the end of the auction. The buyer will be provided with a VAT receipt following the auction.



## **Solicitors**

Sara Pickerin  
Tinsdills Solicitors  
10 Derby Street  
Leek  
Staffordshire  
ST13 5AW  
Tel Number: 01538 399332

## **Conditions of Sale**

The conditions of the sale will be available through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

## **Guide Price**

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

## **MONEY LAUNDERING REGULATIONS 2017**

Please note under the above regulations all potential buyers who intend to bid at property/land auctions must register prior to the commencement of the auction and provide two forms of ID.

- A photographic ID such as a current passport or new style driving licence.

AND

- A utility bill, bank or building society statement or credit card bill issued within the last three months providing evidence of residency at the correspondence address. Registration facilities available in the auction room from 6.30pm.

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;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property

