



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Tongue Lane Farm,  
Tongue Lane, Brown Edge, Staffordshire, ST6 8UQ  
For Sale By Private Treaty**



- **Planning Permission For 2 Buildings**
- **Large Three Bedroom Stone & Tiled Dwelling**
- **With Good Range of Traditional and Modern Outbuildings**
- **56 Acres or Thereabouts**
- **Situated in Popular Village Location**
- **With Access to Major Road Networks**

## DESCRIPTION

Tongue Lane Farm comprises stone and tiled traditional three bedroom dwelling house with a wide range of traditional and modern outbuildings. The property has the benefit of planning permission for the conversion and alteration of two agricultural buildings to form two dwellinghouses and associated works. The whole of the land extends to 56 Acres or thereabouts and lies in a ring fence all being laid to grassland which is undulating in nature with the exception of a small area. Suitable for mostly grazing with part mowing. Having good sized living accommodation and outbuildings.

There are two options available to purchase Tongue Lane Farm: -

Farmhouse with outbuildings and 8.17 acres or thereabouts (edged red on the attached plan) - £950,000 (additional land available to purchase on negotiation)

Farmhouse with outbuildings and 56 acres or thereabouts (land with red and blue edging on the attached plan) - £1,400,000

What3words: ///geek.rags.incensed

## SITUATION

The property is situated in open countryside in the popular village of Brown Edge with easy access to commuter links and road networks. The property lies 1.1 miles from the centre of the village and 7.5 miles from Leek, 4.1 miles from Biddulph and 9.3 miles from Stoke on Trent.



## MAIN FARMHOUSE

### Accommodation Comprises

#### Entrance Porch

#### Kitchen – 3.63m x 4.52m

With oil fired Rayburn (serving the hot water), range of old kitchen units, plumbing for washing machine, radiator and tiled floor. Airing Cupboard off housing cylinder.

#### Pantry – 2.15m x 1.53m

With fixed shelving.

#### Living Room – 4.94m x 4.74m

With wood burning stove, windows to two elevations, radiator and door off to the Cellar with stone steps.

#### Hallway

With staircase off and front door.

#### Front Room – 4.04m x 3.61m

With radiator and open fireplace.

#### Shower Room Off – 2.06m x 1.13m

With radiator, shower, tiled floor and walls with Mistral oil fired boiler which serves the central heating.

#### Downstairs Bathroom – 3.07m x 2.16m Max Measurement

With bath, low flush WC, wash hand basin, radiator and tiled floor.

#### Staircase leading to Landing and giving access to

#### Front Bedroom No 1 – 4.77m x 4.96m

With radiator and cast iron fireplace (decorative).

#### Bedroom No 2 – 4.97m x 3.96m

With radiator and walk through to

#### Bathroom – 2.48m x 3.13m

With bath, wash hand basin, low flush WC and radiator

#### Front Bedroom No 3 – 4.98m x 3.45m

With radiator and cast iron fireplace (decorative).

#### Staircase leading to Attic giving access to

#### Storage Room One – 4.94m x 4.37m

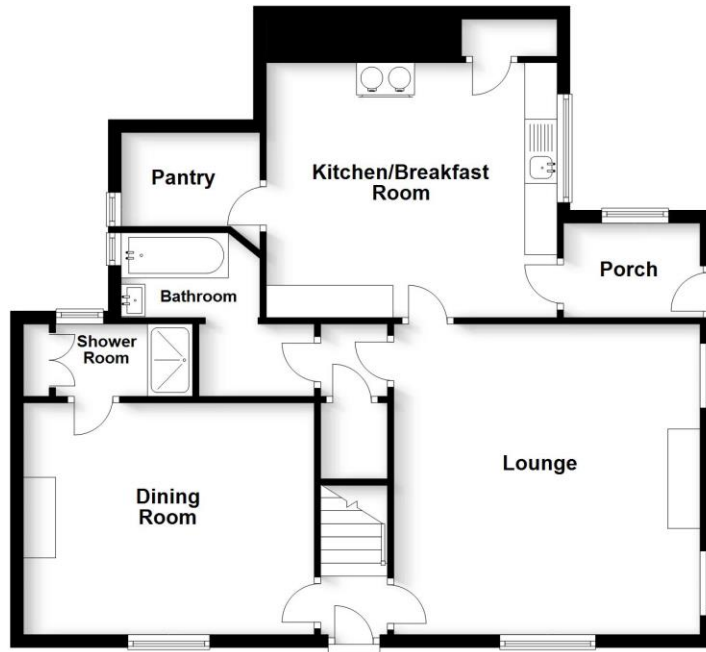
#### Storage Room Two – 4.60m x 4.42m

Housing water tank.



### Ground Floor

Approx. 883.1 sq. feet



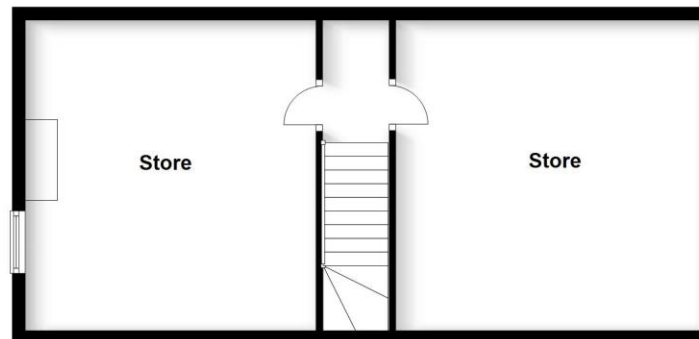
### First Floor

Approx. 845.7 sq. feet



### Second Floor

Approx. 544.3 sq. feet



Total area: approx. 2273.0 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://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.

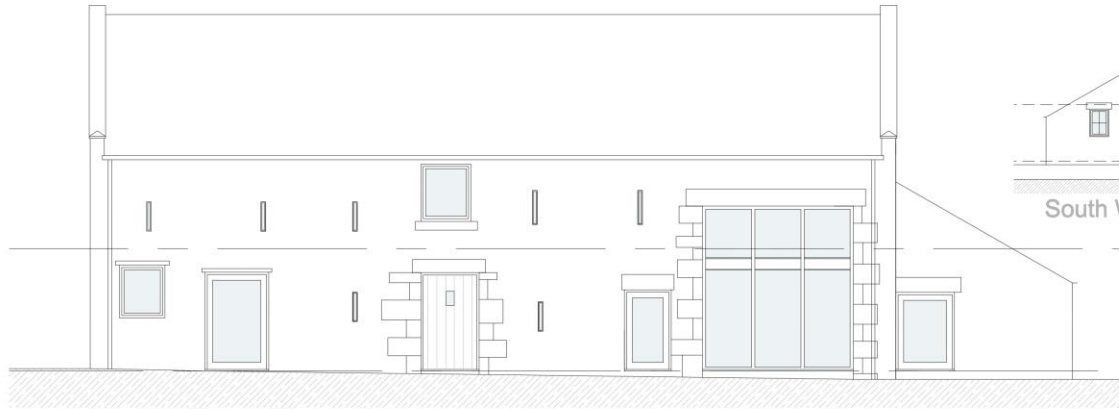
## PLANNING PERMISSION

The property has the benefit of planning permission for the conversion and alteration of two agricultural buildings to form two dwellingshouses and associated works. Details can be found under application number SMD/2024/0085.

Barn One comprising of four bedrooms, bedroom one having en-suite.

Barn Two comprising of five bedrooms, bedroom five being located on the ground floor with en-suite and dressing room.





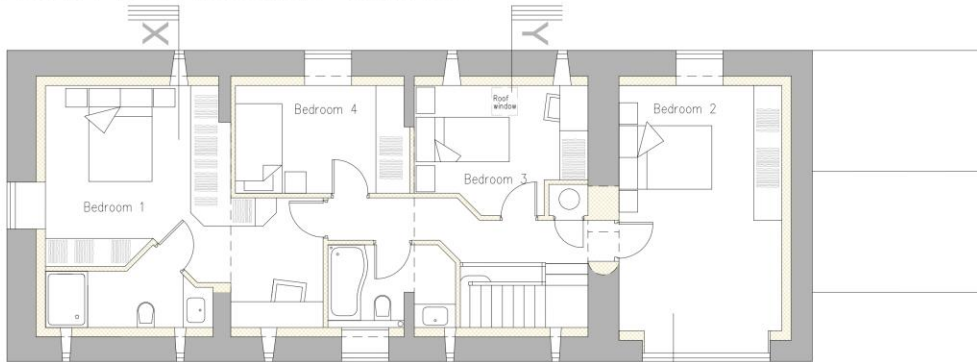
North East Elevation Scale 1:50



South West Elevation Scale 1:100



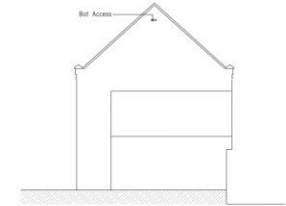
South East Elevation Scale 1:100



First Floor Scale 1:50



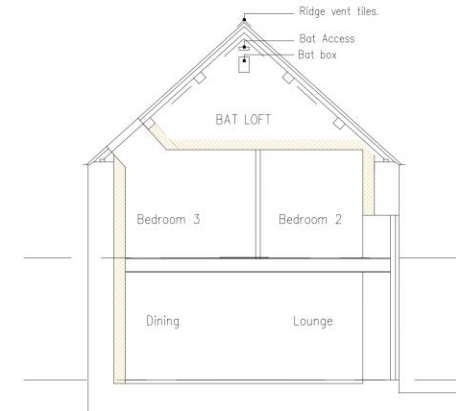
Section X-X Scale 1:50



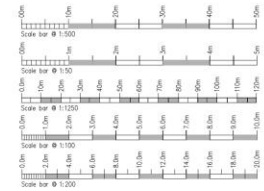
North West Elevation scale 1:100



Ground Floor Scale 1:50



Section Y-Y Scale 1:50



Rev.	Drawn	Comments	Date

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**Client:**  
**Mr G Hollins.**

**Project:**  
**Proposed Conversion of outbuilding at Tongue Lane Farm, Tongue Lane, Brown Edge, Stoke on Trent, Staffordshire, ST6 8SN.**

**Title:**  
**Plans & Elevations as Proposed. Barn B1.**

**Status:**  
**Planning**



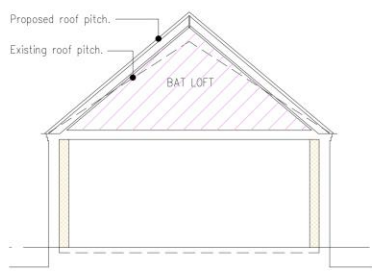
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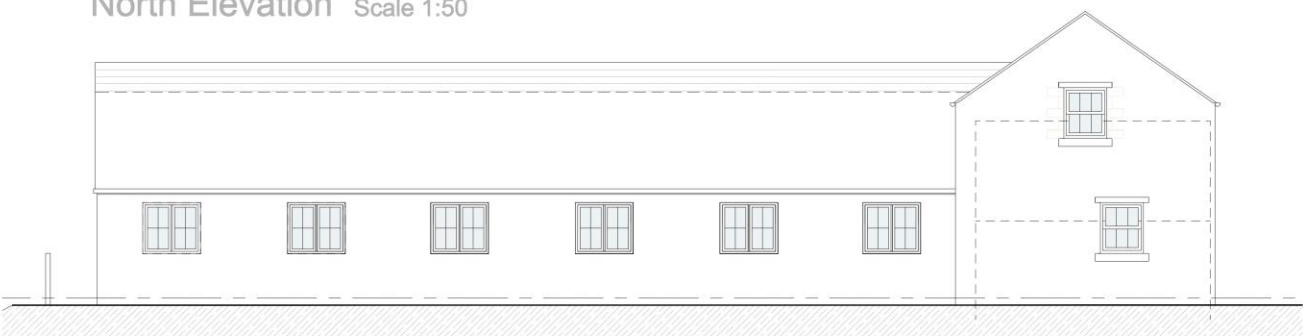
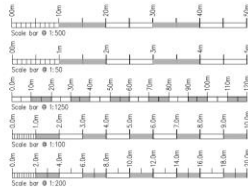
East Elevation Scale 1:50



North Elevation Scale 1:50



Section T-T Scale 1:50



South Elevation Scale 1:100



West Elevation Scale 1:50

Rev./Drawn	Comments	Date

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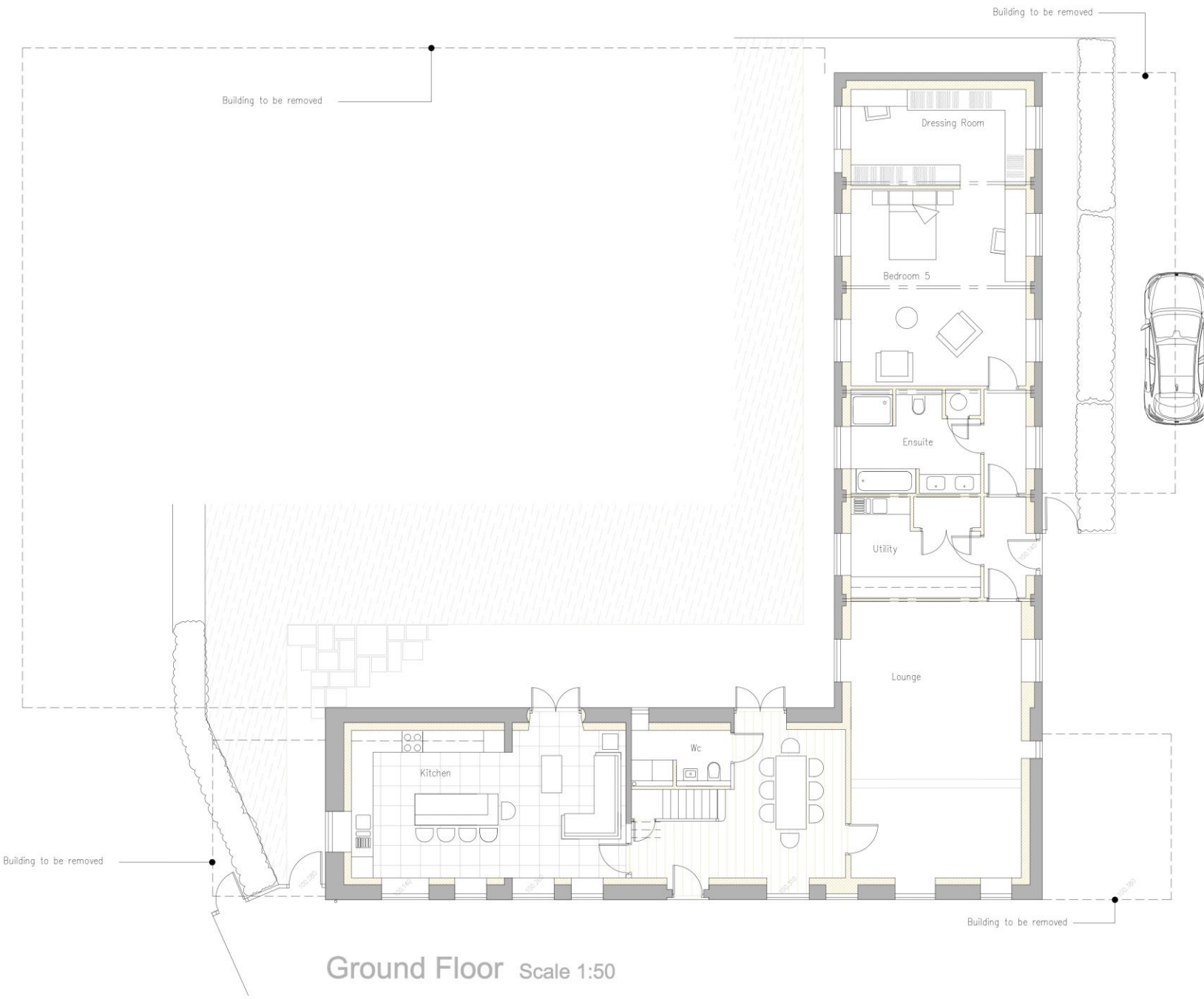
**Client:**  
 Mr G Hollins.

**Project:**  
 Proposed Conversion of outbuilding  
 at Tongue Lane Farm, Tongue Lane,  
 Brown Edge, Stoke on Trent,  
 Staffordshire. ST6 8SN.

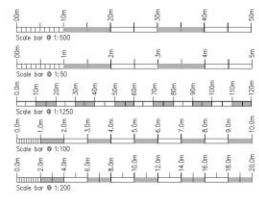
**Title:**  
 Proposed Elevations & Sections.  
 Barn B2.

**Status:**  
 Planning.

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Ground Floor Scale 1:50



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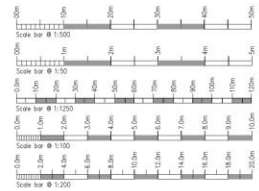
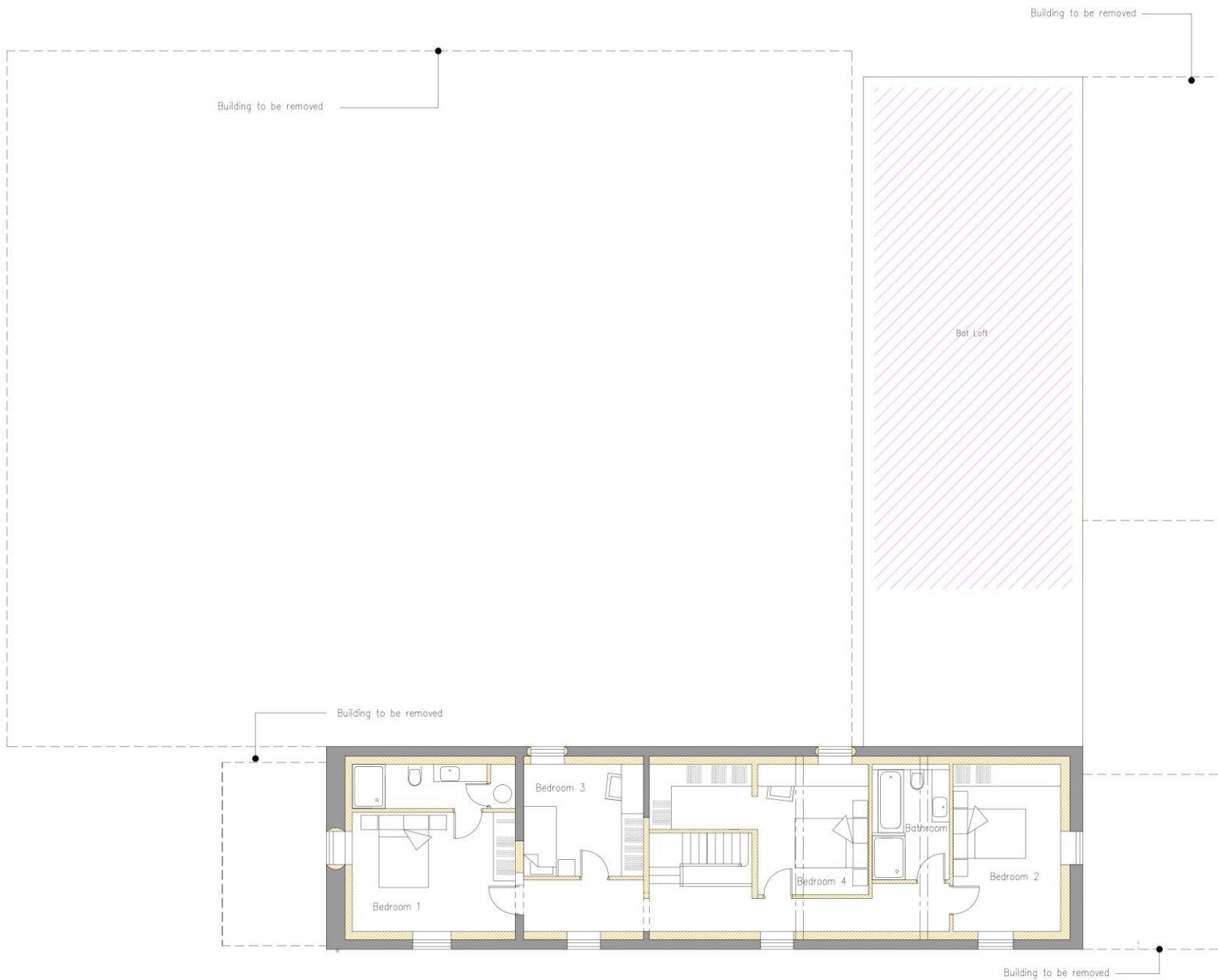
**Project:**  
 Proposed Conversion of outbuilding at Tongue Lane Farm, Tongue Lane, Brown Edge, Stoke on Trent, Staffordshire, ST6 8SN.

**Title:**  
 Ground Floor Plan as Proposed.

**Status:**  
 Planning.

Paper A1: Drawn: AC/Sheley Date: January, 2024. Ref: 1948-08

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Rev.	Drawn	Comments	Date

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**Client:**  
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**Project:**  
 Proposed Conversion of outbuilding  
 at Tongue Lane Farm, Tongue Lane,  
 Brown Edge, Stoke on Trent,  
 Staffordshire. ST6 8SN.

**Title:**  
 First Floor Plan as Proposed.  
 Barn B2.

**Status:**  
 Planning.

Paper A1; Drawn: AC/Elley Date: January, 2024. Ref: 1948-09

First Floor Scale 1:50

## **OUTSIDE**

The property enjoys a garden area to the front and rear of the property laid to lawn with path.

## **FARM BUILDINGS**

As mentioned above, the farm buildings have planning for conversion, however currently consist of the following: -

### **Concrete Block Lean to Former Milk Dairy – 3.44m x 3.55m**

With bulk milk tank

### **Brick & Tiled Range** comprising

- **Former Abreast Milking Parlour – 8.67m x 4.73m**  
With loft over
- **Loose Box and Shippon – 6.05m x 4.74m**  
With loft over
- **Workshop – 4.71m x 4.74m**  
With loft over
- **Brick & Tiled Lean to Shippon – 4.21m x 3.01m**

### **Stone & Tiled Range** comprising

- **Lean to loose box – 4.35m x 3.42m**
- **Open Barn – 5.75m x 3.64m**
- **Shippon – 3.87m x 5.51m**  
With loft over
- **Shippon – 3.87m x 5.51m**  
With loft over
- **Loose Box – 5.51m x 3.76m**  
With loft over



- **Brick and Tiled (Single Storey) Building – 5.52m x 17.86m**
- **Block and Profile Sheeted Lean-to Shippon – 3.69m x 12.25m**
- **Concrete Panelled Garage – 9.60m x 6.24m**
- **Brick and Tiled Range of Two Garages 6.6m x 5.15m**  
With up and over door
- **Concrete Profile Framed Cubicle Shed and Feed Area – 22.44m x 18.15m**
- **Silage Building – 22.78m x 9.40m with concrete panelled walls**
- **Freestanding concrete panelled and profile sheeted Storage Building – 9.81m x 6.46m**





**LAND**

The land extends to 56 acres or thereabouts as shown on the attached plan and lies in a ring fence. The land is all laid to grassland which is undulating in nature with the exception of a small area. A proportion of the grassland is mowed annually and the remainder is grazing.

<u>OS NUMBER</u>	<u>DESCRIPTION</u>	<u>SIZE (HA)</u>
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**EDGED IN RED ON THE ATTACHED PLAN**

8053	Grassland	1.89
7550	Grassland	0.12
7542	Grassland	0.98
-	Woodland	0.29
-	Homestead	<u>0.38</u>

**EDGED IN BLUE ON THE ATTACHED PLAN**

2180	Grassland	6.62
9865	Grassland	2.24
6752	Grassland	1.50
5245	Grassland	1.52
5840	Grassland	1.07
5931	Grassland	2.49
6923	Grassland	<u>3.62</u>

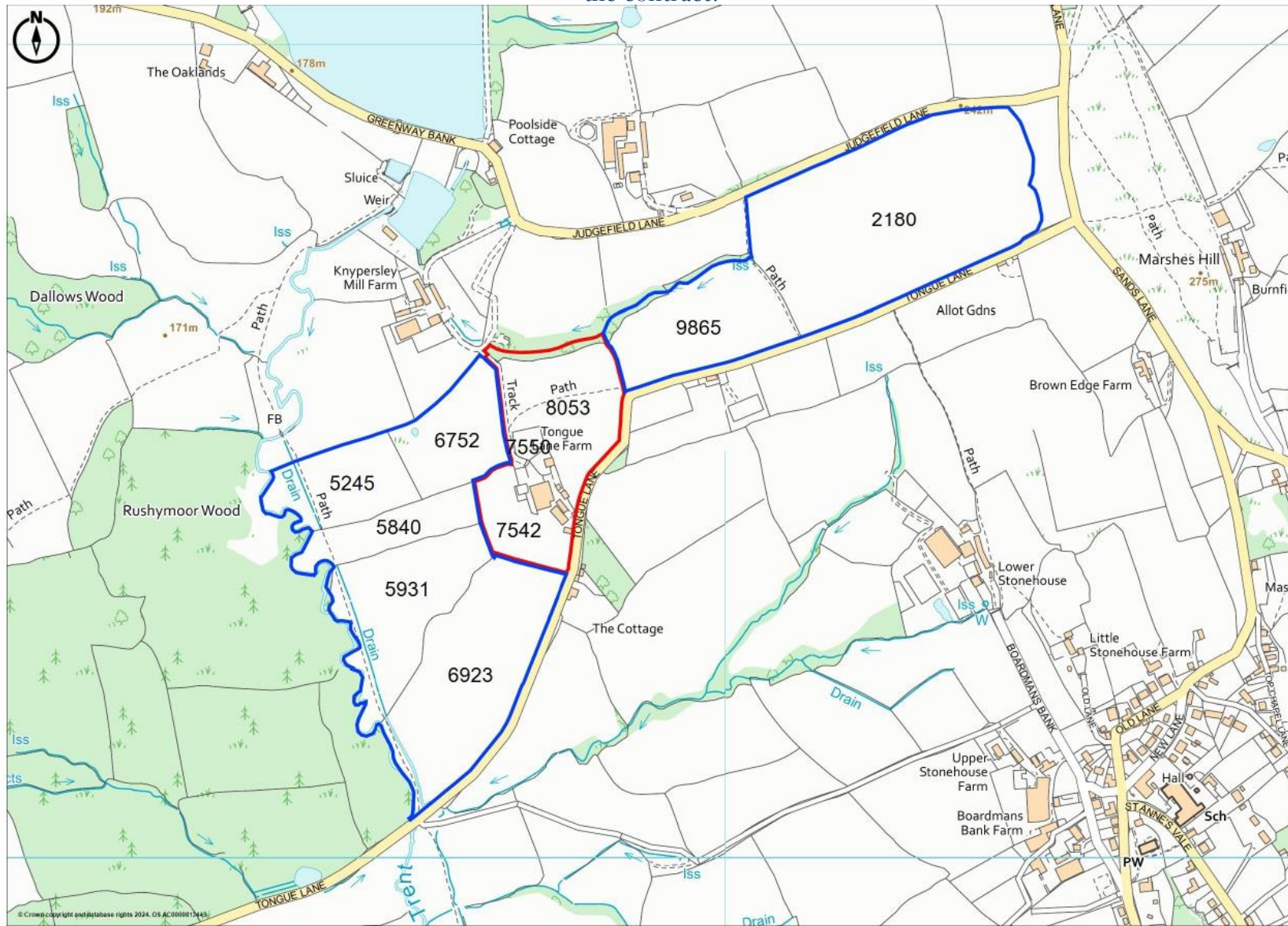
**TOTALLING**

22.72 Hectares  
56.14 Acres or Thereabouts



**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 property is connected to mains electricity and water.

## **LAND REGISTRY**

Registration has been applied for.

## **LOCAL AUTHORITY**

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

## **WAYLEAVES & 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, quasieasements 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.

## **TENURE & POSSESSION**

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

## **VIEWINGS**

By prior arrangement through Graham Watkins & Co.

## **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.

## **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](mailto:enquiries@grahamwatkins.co.uk).

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