



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS

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FOR SALE BY PRIVATE TREATY

Wallmires Farm

Wallmires Lane, Werrington, Stoke on Trent,
Staffordshire, ST9 0DF

OFFERS OVER £750,000



SITUATION

The property enjoys a pleasant rural location being conveniently situated just off the main A520 Cellarhead to Werrington Road from which it is approached by means of a hard surfaced track which is also partly concreted which leads into the farmyard.

The property is 9.3 miles from Leek and 7.1 miles from Cheadle.

What 3 Words: ///assume.erupts.preparing.

DESCRIPTION

It is considered the property will be of interest to a wide range of people, being a convenient sized small holding with spacious living accommodation and having a good range of buildings being convenient located. Part of the buildings have been used for commercial purposes as workshops.

The property comprises a mainly stone which is partly rendered under a tiled roof dwelling house with a concrete and part tiled and part flat roof extension. The dwelling at present provides two sets of living accommodations which have considerable potential to be updated into well-appointed family living accommodation.

Included with the property there is an adjacent stone and tiled barn together with a range of farm buildings and two workshops, which have been used for commercial purposes and have been assessed for business rated as detailed.

Interested parties should make their own enquiries of the planning authority if they wish to continue to use the buildings for similar purposes. The land is all laid to grass, with the property extending to 20.31 acres or thereabouts.

The main dwelling house briefly comprises the following.



PVC Front Entrance Door leading into

Front Entrance Porch – 1.86m x 8.51m

With red tiled floor and part raised wooden floor and radiator

Kitchen – 4.47m x 3.90m

With red tiled floor, sink unit, wooden burning stove, plumbing for washing machine, range of pine finished wall and floor kitchen units and exposed beam ceiling

Dining Room/Living Room – 3.48m x 6.27m

With two radiators and double glazed rear entrance door and two windows to the rear aspect and a double glazed rear entrance door to the side elevation

Front Room – 5.27m maximum x 4.51m

With exposed beam ceiling, open stone fireplace and staircase off

Downstairs Bathroom – 3.20m x 1.98m

With wash hand basin with splash back tiling, low flush WC, bath with splash back tiling and shower and radiator



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

Landing Bedroom Number 1 – 4.99m x 4.66m

With storage cupboard and radiator. Beyond this bedroom there is a room that has previously been a **Bedroom – 2.14m x 4.50m** (into the eaves) but would have good potential to be converted into an en-suite

Bedroom Number 2 – 3.26m x 4.57m

With airing cupboard and radiator



The adjoining second dwelling provides the following ground floor accommodation:-

PVC Conservatory/Porch – 2.10m x 2.47m

With tiled floor

Living Room – 5.06m x 3.71m

With open fireplace, tiled floor, radiator and windows to front and rear elevation

Kitchen – 1.92m x 4.22m

With electric cooker, range of kitchen wall and floor units and red tiled floor

Bathroom – 1.96m x 3.00m

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

Downstairs Bedroom Number 1 – 2.86m x 4.95m

With radiator and windows to two elevations



OUTSIDE

Outside the property there is a spacious garden area to the front with a concrete block and profile sheeted **Garage – 4.55m x 7.0m**

FARM BUILDINGS

There is a spacious concrete yard which gives access to a range of farm and commercial buildings. Adjacent to the dwelling house there is a stone and tiled **Range** in need of renovation comprising:-

Loose Box – 4.15m x 4.56m

Loose Box – 8.96m x 4.45m

With loft over requiring attention

Block and Part Asbestos Building – 17.15m x 7.09m

In need of renovation

Concrete block and Asbestos Roof Cattle Building – 12.21m x 17.84m approximately

With feed barrier

Cattle Handling Area – 4.02m x 7.75m

With concrete block walls

And also a concrete block and profile sheeted **Loose Box – 7.44m x 4.61m**

Outside there is access to a small **Storage Room – 3.59m x 2.40m**

A brick and corrugated Former Dairy – 3.50m x 2.71m

Adjacent to which there is a further **Building** of concrete block and corrugated sheeting – 3.73m x 2.17m

A block and profile sheeted Range of 5 Stables each measuring approximately 3.65m x 3.50m and Tack Room – 4.12m x 3.85m

Concrete Block and Part Cement Fibre Roof and Part Profile Roof Cattle Building – 13.84m x 13.92m
With concrete floor

Concrete Block and Corrugated Iron Open Fronted Store – 3.84m x 7.43m



Note

Please note there are two further buildings which have been used for commercial purposes over a long period of time and have been assessed for Business Rates as detailed below. Interested parties should make their own enquiries of the local planning authority.

Block and Profile Sheeted Workshop – 12.93m x 10.33m

With roller shutter entrance door

Timber block and Asbestos Roof further Workshop – 11.07m x 12.87m

Services

These two buildings have a 3 Phase Electricity supply.

Note

We note that these buildings have business rates as a result of the use as workshops, one has a rateable value of £3,350 and one has a rateable value of £6,300.

LAND

The land is all laid to permanent grassland and lies in a ring fence being level in nature having frontage to the lane which runs down to the property.

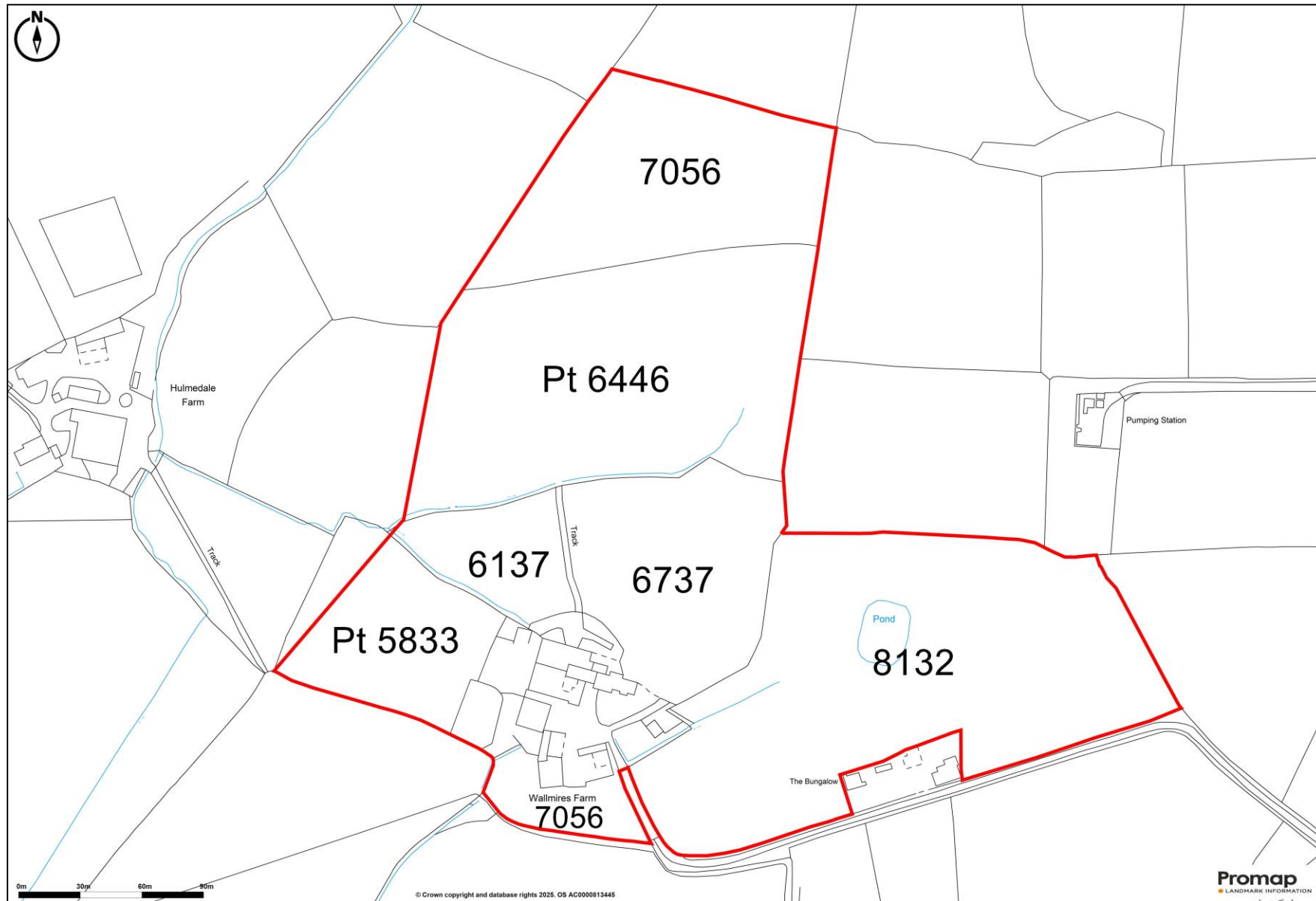
The land is generally used for grazing purposes and some mowing as desired.

The land is further described in the schedule below:-

OS Field Number	Description	Area (Hectares)
8132	Grassland and Pond	2.46
6525	Grassland/Part Yard Area	0.20
Pt 5833	Grassland	0.57
6737	Grassland	1.28
Pt 6446	Grassland	1.95
7056	Grassland	1.15
	Homestead	<u>0.61</u>
Total		8.22 hectares or
		20.31 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 with drainage being by private means

VIEWINGS

By prior arrangement through Graham Watkins & Co.

LAND REGISTRY

The property is held on the land registry under part title number SF524291.

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.

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

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.

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