



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Ladymoor Farm, Ladymoor Lane, Brown Edge,
Stoke-on-Trent, ST6 8UD**
For Sale by Private Treaty
O.I.R.O £875,000



Ladymoor Farm offers an exciting opportunity to purchase a substantial and rural small holding in the heart of the Staffordshire Moorlands countryside, enjoying extensive scenic views over rolling countryside towards Mow Cop. The property is set in a high prominent position on the outskirts of the highly sought after village of Brown Edge.

The property boasts an excellent sized plot with a substantial 5 bedroom stone dwelling, land extending to 20 acres or thereabouts of grassland and woodland. The woodland has been well established utilising a mix of broad leaf species and extends to 10 acres or thereabouts. Ladymoor Farm benefits further from a range of agricultural outbuildings, some traditional and some more modern, with a large garage to the South of the property and good road frontage from Ladymoor Lane.

The property would be of interest to woodland or environmental enthusiasts, those with equine or small holding interests, or those simply looking for a quiet countryside residence. An early viewing is highly recommended to embrace the potential and space this rural property has to offer.



SITUATION

Ladymoor Farm is situated in the highly sought after area of Brown Edge, a small, picturesque village in the heart of the Staffordshire Moorlands. The property benefits from being within close proximity to Knypersley Reservoir, a variety of local amenities, and with good commuting links close by also.

The property is approximately 6 miles from Leek, 8 miles from Congleton and 8 miles from Stoke-on-Trent.

DIRECTIONS

From our Leek office, head south on the A53 towards Stoke – on – Trent. Follow the A53 for approximately 4.5 miles, and just before The Black Horse Public House turn right onto The Village and then right again onto Gratton Lane. Follow for approximately 0.5 miles before turning left onto Holehouse Lane. When at the end of the lane, turn right onto Ladymoor Lane and Ladymoor Farm will be situated on the right-hand side after less than half a mile, signposted by one of the Agents 'For Sale' signs.

what3words:

[///renews.food.gloom](https://www.what3words.com/renews.food.gloom)

LADYMOOR FARM

Ladymoor Farm comprises a stone and tiled 5 bedroom traditional farmhouse, benefitting from various agricultural outbuildings, large gardens, and a combination of grassland and woodland extending to 20 acres or thereabouts altogether.

The property briefly comprises the following accommodation: -

Front Door into Entrance Porch

Entrance Porch – 1.57m x 1.25m

With tiled floor, windows to two elevations and stairs off.

Kitchen Diner – 3.61m x 7.09m

With tiled floor, window to one elevation and external French doors.

Living Room – 6.01m x 3.82m

With carpet floor, windows to two elevations, radiator and a log burner.

Rear Entrance Hall

With tiled floor and external door.

Downstairs WC

With tiled floor, WC and wash hand basin.

Storeroom/Office – 2.19m x 3.37m

With carpet floor, window to one elevation and radiator.

Reception Room – 3.54m x 3.51m

With tiled floor, radiator and windows to two elevations.

Porch/Utility – 1.82m x 2.94m

With tiled floor, radiator, understairs storage off, external door and window to one elevation.



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

Bedroom Number One – 3.51m x 3.64m

With carpet floor, radiator and window to one elevation.

Bedroom Number Two – 3.51m x 3.54m

With carpet floor, radiator, window to one elevation.

Shower room

Fully tiled walls, shower, WC and wash hand basin.

Bedroom Number Three – 3.51m x 3.64m

With wooden floor, radiator, window to one elevation and stairs to further bedrooms.

Bedroom Number Four – 3.79m x 4.05m

With carpet floor, radiator, windows to two elevations, Velux window and giving access to further landing area.

Bathroom

With WC, wash hand basin, bath with shower over and window to one elevation.

Bedroom Number Five – 4.06m x 2.64m

With radiator, windows to two elevations, Velux window and storeroom off.

Storeroom – 2.84m x 4.42m

With carpet floor and radiator

OUTSIDE

To the front of the property is a large garden expanding to the side of the property also. To the side of the property is a large garage and space to park several vehicles.



OUTBUILDINGS

The property benefits from a small range of outbuildings, suitable for the housing of livestock or the storage of machinery and fodder.

The outbuildings briefly comprise the following: -

Adjoining the property is a stone and tiled outbuilding consisting of: -

Workshop – 4.31m x 2.84m

Further Workshop/Garden Store – 4.66m x 5.33m

Store – 2.68m x 4.3m

Garage – 5.31m x 7.97m

With tiled floor, windows to two elevations and WC.

Portal Frame and Sheeted out building – 9.87m x 16.58m

With concrete floor, half concrete block walls and two double doors to front.

Lean to – 7.99m x 3.55m

With concrete floor, concrete block walls and sheeted roof.

Portal Frame and Sheeted Outbuilding – 8.83m x 17.87m

With concrete floor, half concrete block walls, doors to the front and rear.

This building has electricity connected and includes sheep handling equipment.



LAND

The land at Ladymoor Farm extends to approximately 20 acres or thereabouts altogether, in a ring fence and consists of a mixture of grassland and woodland. The land surrounds the property, and the grassland is relatively level in nature, considered to be in good heart and suitable for mowing and grazing purposes. The woodland consists of native species, mainly broad leaves and has been well maintained and established. The woodland was first established under a Woodland Creation Grant which ended in 2022 and extends to 10 acres or thereabouts.

The land benefits from good road frontage from Ladymoor Lane and is subject to a public footpath across two parcels of land to the North of the property which can be shown by a dashed line on the below plan attached.

The land can be further described in the schedule below: -

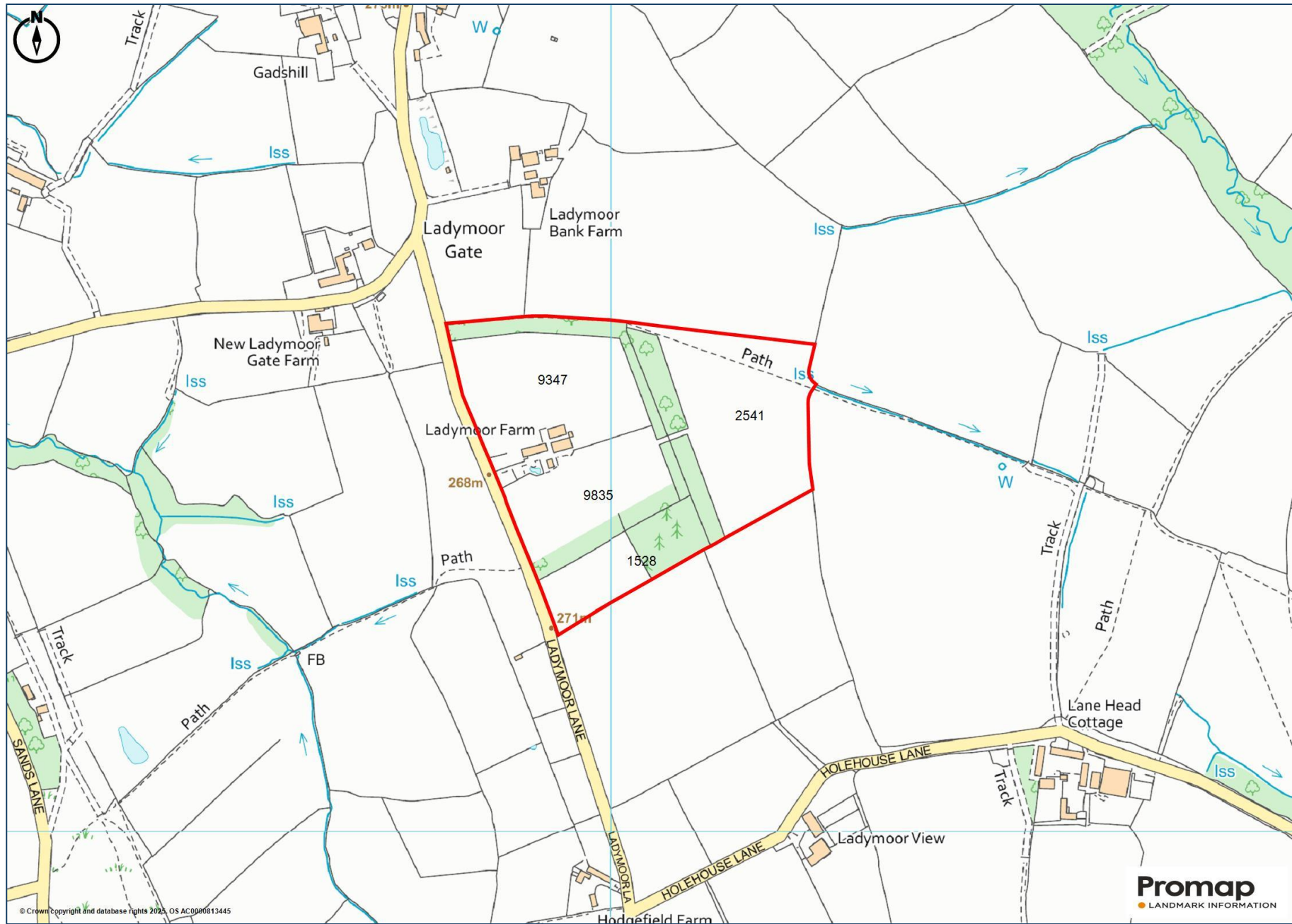
<u>OS Field No</u>	<u>Description</u>	<u>Area (Ha)</u>
1528	Grassland & Woodland	1.03
9835	Grassland & Woodland	1.69
9347	Grassland & Woodland	2.35
2541	Woodland	2.88
-	Farmstead	<u>0.35</u>
		8.30 Hectares
		Or 20.50 Acres
		Or Thereabouts



ENERGY PERFORMANCE CERTIFICATE

Ladymoor Farm Ladymoor Lane Brown Edge STOKE-ON-TRENT ST6 8UD		Energy rating G	Score 92+ 81-91 69-80 55-68 39-54 21-38 1-20	Energy rating A B C D E F G	Current 18 G	Potential 58 D
Valid until	Certificate number					
28 August 2029	0262-2861-7589-9321-1825					
Property type	Detached house					
Total floor area	190 square metres					

PLAN



SERVICES

We understand that Ladymoor Farm is connected to mains water and electricity services with drainage being by private means.

COUNCIL TAX BAND

The property is in council tax band F.

LOCAL AUTHORITY

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

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

VIEWINGS

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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.

MEASUREMENT

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.



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