



**Wooliscroft,**

Cotwalton Road, Stone, Stafford, ST15 8RE

**FOR SALE**  
**by Informal Tender**

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

**Code 5154**



# Wooliscroft, Cotwalton Road, Stone, Stafford, ST15 8RE

Bruton Knowles

Olympus House, Olympus Park, Quedgeley,  
Gloucester, GL2 4LY  
01452 880000

## DESCRIPTION

Wooliscroft an excellent opportunity to acquire a working dairy farm with a red brick farmhouse, modern buildings and land all in one package, extending in all to approximately 113.47 acres (45.90 ha).

## LOCATION

Wooliscroft is situated in a quiet rural location approximately 2.00 miles east of Stone, a rural market town located between Stoke-on-Trent and Stafford. The property has good network links via the A34 and M6 connecting to larger cities to the north and south. There is a railway station at Stafford with a travel time of 1hr 46 mins to London Paddington.

## Approximate distances

Stone 2.0 miles  
Stafford 10 miles  
Birmingham 40 miles  
London 160 miles

## ACCOMMODATION

The detached farmhouse is of red brick construction under a tile roof and is a 4 bedroom property arranged over two floors, with double glazing throughout. On the ground floor there is a rear porch, utility, kitchen, wc, hall, dining room and sitting room and on the first floor there are three double bedrooms, a single bedroom and a family bathroom.

## OUTSIDE

The property has the benefit of a concrete yard and garage to the rear of the accommodation with garden to the front and rear.

## BUILDINGS

The buildings comprise a useful range of mainly modern steel portal framed farm buildings.

Cattle housing including cubicles (80 cows), dairy and parlour (10/20 herringbone) - 796m<sup>2</sup>

Cattle housing - 360m<sup>2</sup>

Cattle housing - 252 m<sup>2</sup>

Implement Barn – 59 m<sup>2</sup>

In addition there are two concrete base, earth banked silage clamps, slurry lagoon and an above ground Permastore lagoon.

## LAND

The land in total amounts to approximately 113.47 acres (45.90 ha) of Grade III agricultural permanent pasture and surrounds the house and buildings. The land has been used for grazing livestock and the boundaries are a mixture of mature hedge and stock fencing.

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency (RPA), however entitlements do not form part of this sale.

## STEWARDSHIP

The land is not part of any Environmental Stewardship Scheme.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not. There is a public footpath running across the property.

## INSURANCE

As from the date of completion, the property will be at sole risk of the purchaser who should affect their own insurance.

## INGOING VALUATION

There will be no ingoing valuation and no deduction or set-off however arising will be allowed.

## SERVICES

It is understood that water and electricity are received by mains supply with drainage to a septic tank, however, prospective purchasers are advised to make their own enquiries in this regard.

## COUNCIL TAX

We understand that the property has been placed in Band D.

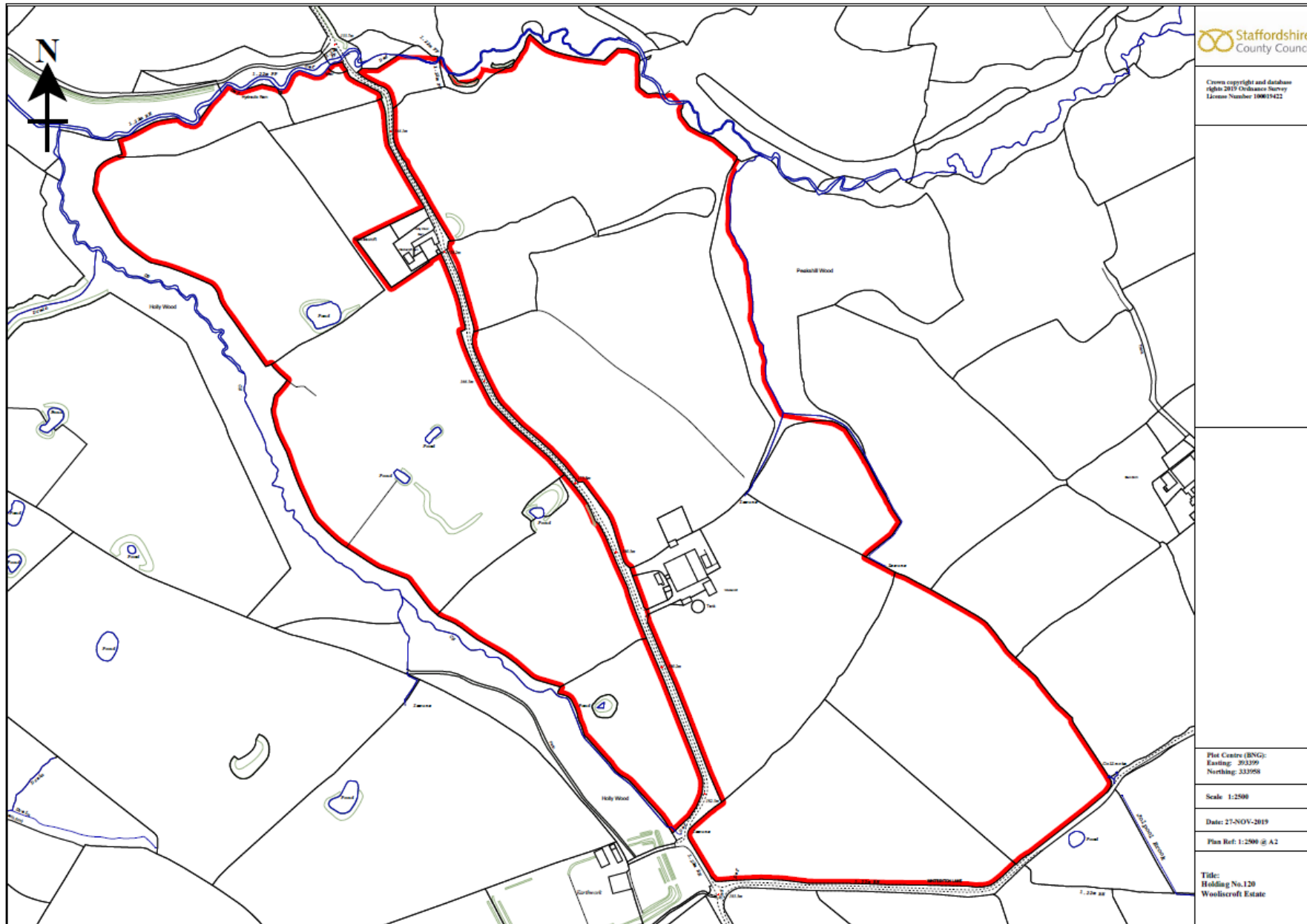
## LOCAL AUTHORITY

Stafford Borough Council

**Wooliscroft, Cotwalton Road,  
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## TENURE AND POSSESSION

The property is for sale freehold with vacant possession upon completion.

## LEGAL FEES

Each party is held responsible for the legal fees associated with the sale of the subject property.

## BUYER'S PREMIUM

A buyer's premium of £750 + VAT per lot is payable in addition to the purchase price on exchange of contracts to cover administrative costs.

## SALE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs, building plan and ordnance survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate

## GUIDE PRICE

Guide Price £1,450,000.

## OFFERS

The property is for sale by Informal Tender as a whole or in lots to be determined. All offers should be submitted in writing on the prescribed tender form and returned in an envelope clearly stating **Wooliscroft – Offers** to the agents;

FAO Mr Ben Compton, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF **no later than 12 noon on Thursday 10th December 2020.**

## UPLIFT CLAUSE

The property is sold free of any development uplift clause in the event that planning permission is granted for an alternative use.

## VIEWINGS

All viewings are strictly by block viewing through the sole selling agents, dates will be confirmed on request. Please also note that viewings will be conducted in line with the latest Covid-19 government guidance, which will be provided at the time of viewing.

Eleanor Isaac or Ben Compton

01452 880000

[eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)

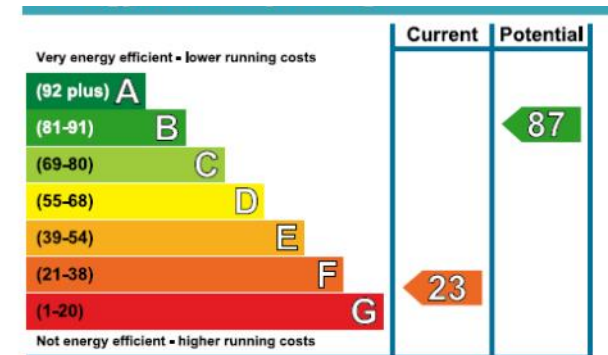
[ben.compton@brutonknowles.co.uk](mailto:ben.compton@brutonknowles.co.uk)

## DATA ROOM

Prospective purchasers are advised that further information relating to the property can be accessed via the Data Room at <https://www.staffsfarms.co.uk/>

## ENERGY PERFORMANCE CERTIFICATE

The EPC is attached. A full report can be viewed online at <https://www.epcregister.com/>



## AGENT'S NOTE

Subject to Contact & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract.

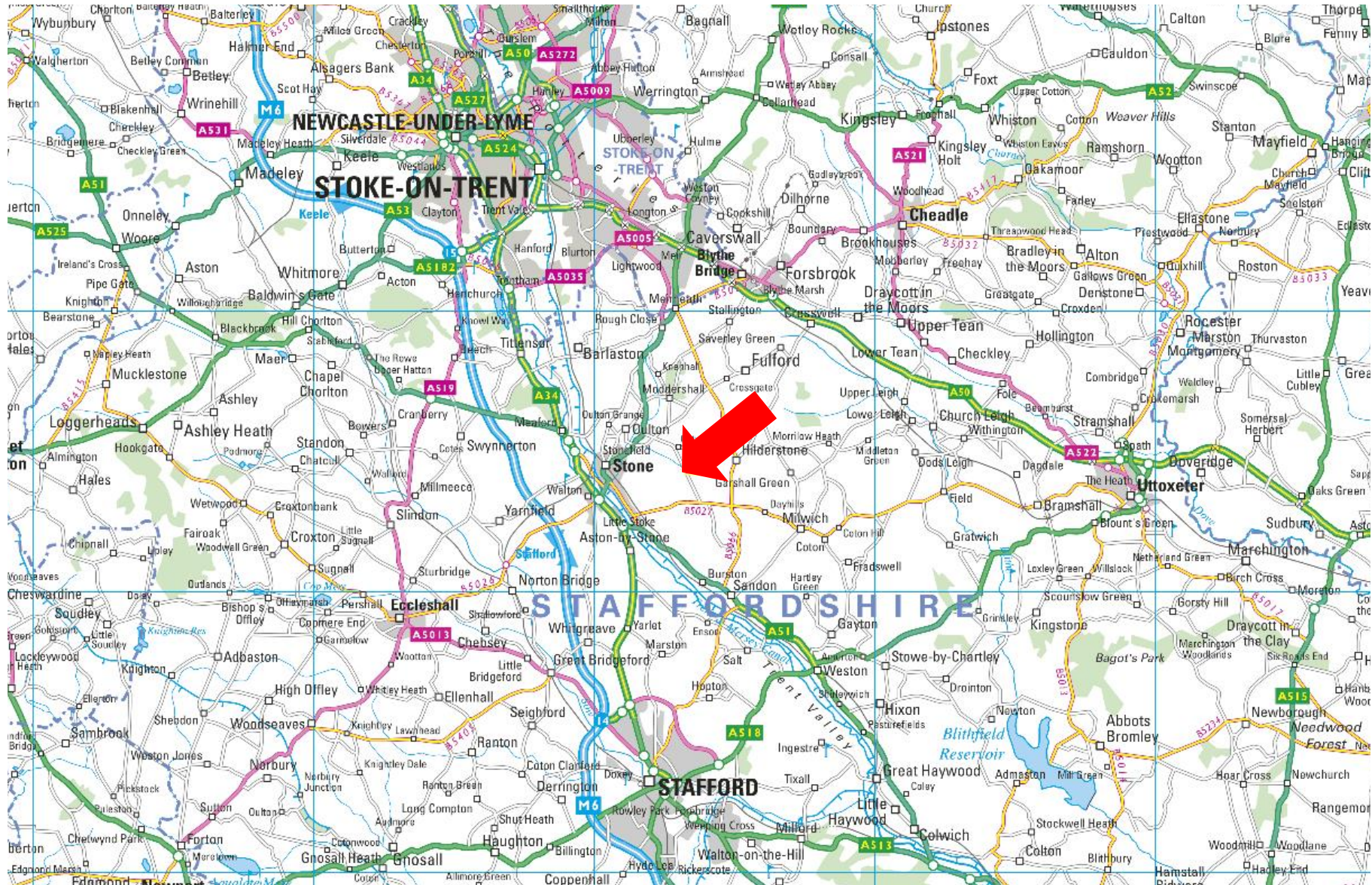
All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.



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