



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308
ENQUIRIES@GRAHAMWATKINS.CO.UK



**Green Meadows Farm, Tickhill Lane, Dilhorne,
Staffordshire, ST10 2PL**

**For Sale by Private Treaty
Available as a Whole or in Three Lots**



Green Meadows Farm offers an exciting opportunity to purchase a farm on the outskirts of Dilhorne, a quaint village in the heart of the Staffordshire Moorlands. The property is offered as a whole or in three lots, therefore giving the opportunity to various end users to purchase the property to suit their requirements. The property comprises a large detached three bedroom dwelling, currently laid out across one floor but with scope for first floor to be installed. The dwelling is subject to an Agricultural Occupancy Condition. There is an EXTENSIVE range of very useful portal frame buildings, which are large and adaptable for various potential uses, including potential conversions under permitted development (subject to consents). The property comes with the choice of either 20 acres, 43 acres or 100 acres or thereabouts, to suit a buyer's requirements.

Early viewing is highly recommended



SITUATION

Green Meadows Farm is situated along Tickhill Lane in Dilhorne a village in the heart of the Staffordshire Moorlands and benefits from close proximity to all local amenities. The property is approximately 4 miles from Cheadle, 8 miles from Leek and 15 miles from Uttoxeter.

DIRECTIONS

From our Leek office take the Cheddleton Road towards Wetley Rocks, here just after the Petrol Station take a left-hand turn onto Cheadle Road (A522). Continue along Cheadle Road for approximately 1.5 miles, at the junction turn right onto Kingsley Road (A52), the take the first left turning towards Dilhorne. Continue for approximately xx miles and then turn right onto Tickhill Lane and Green Meadow Farm will be situated on the right-hand side down a farm track. The property will be signposted with one of our Agents 'For Sale' signs.

**GREEN MEADOWS FARM, TICKHILL LANE,
DILHORNE, STAFFORDSHIRE, ST10 2PR**

AVAILABLE AS A WHOLE OR IN THREE LOTS

**WHOLE – GREEN MEADOWS FARMHOUSE, A RANGE OF MODERN FARM BUILDINGS
AND 100 ACRES OR THEREABOUTS OF GRASSLAND**

OFFERS OVER £1,250,000

**LOT ONE – GREEN MEADOWS FARMHOUSE, A RANGE OF MODERN FARM BUILDINGS
AND 20 ACRES OR THEREABOUTS OF GRASSLAND**

OFFERS OVER £750,000

LOT TWO – 23 ACRES OR THEREABOUTS OF GRASSLAND

OFFERS OVER £200,000

**LOT THREE – MODERN PORTAL FRAME FARM BUILDING AND 56 ACRES OR
THEREABOUTS OF GRASSLAND**

OFFERS OVER £300,000

LOT ONE - GREEN MEADOWS FARMHOUSE, A RANGE OF MODERN FARM BUILDINGS AND 20 ACRES OF GRASSLAND

The property comprises a detached brick and tile bungalow, a range of well-built large modern farm buildings and 20 acres or thereabouts of reasonably sound grassland.

The property is subject to an agricultural occupancy condition. Note – There is excellent potential to extend the living space into the spacious loft area if desired (subject to any consents).

The dwelling comprises the following accommodation: -

Front Door Entrance

Giving access to: -

Entrance Hall

With carpet floors and radiators.

Living Room – 4.46m x 5.94m

With carpet floor, window to front elevation, log burner, radiator and access to conservatory.

Conservatory – 3.96m x 3.77m

With tiled floor, part tiled walls, windows to all aspects and radiator.



Kitchen – 5.96m x 3.11m

With tiled floor, built in base and wall mounted units, window to rear elevation and radiator.

Utility Room – 2.61m x 1.76m

With tiled floor, radiator and door giving access to the rear of the property.

Shower Room

Being fully tiled throughout, shower, WC, hand wash basin and window to rear elevation.

Bedroom One – 2.55m x 3.90m

With carpet floor, radiator and window to front elevation.

Bedroom Two – 3.79m x 3.90m

With carpet floor, radiator and window to front elevation.

Bedroom Three – 3.67m x 2.88m

Currently used as an office with carpet floor, radiator and window to rear elevation.

Bathroom

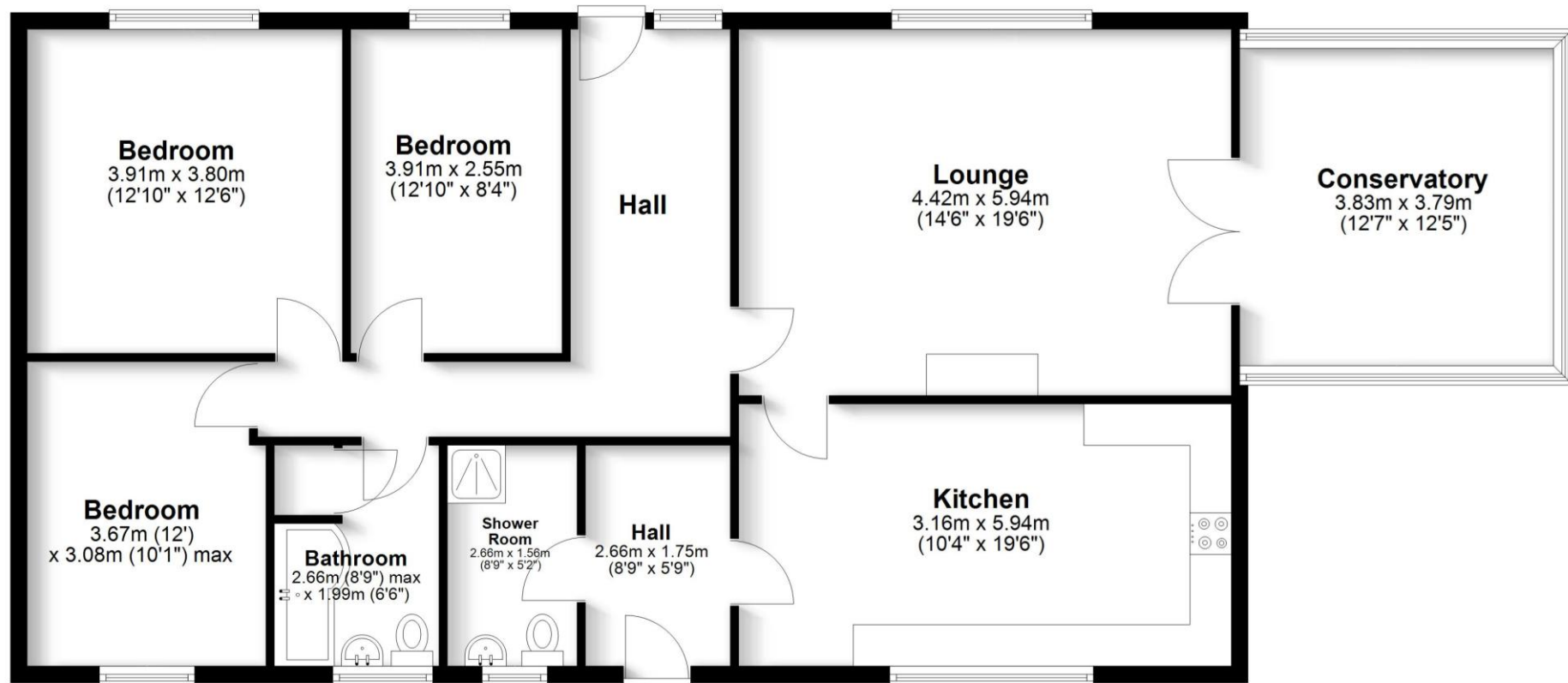
Being fully tiled, bath with shower overhead, WC, hand wash basin, window to rear elevation and airing cupboard.



FLOOR PLAN

Ground Floor

Approx. 127.1 sq. metres (1367.6 sq. feet)



Plan produced by 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.

ENERGY PERFORMANCE CERTIFICATE

Green Meadows Farm Tickhill Lane STOKE-ON-TRENT ST10 2PL		Energy rating D		Score 92+	Energy rating A	Current 60 D	Potential 79 C
		Valid until 2 June 2036	Certificate number 2888-1813-0175-1175-9941	81-91 B	69-80 C		
Property type Detached bungalow				55-68 D	E	F	G
				39-54 E			
Total floor area 112 square metres							

FARM BUILDINGS

Green Meadows Farm benefits from a wide range of modern farm buildings, set back from the farmhouse in a large yard area. The buildings offer accommodation for either livestock or machinery.

The farm buildings comprise the following: -

Portal Frame and Sheeted 6 Bay Agricultural Building – 8.86m x 27.24m

With earth floor, half block and half sheeted walls to rear and side elevations with the remainder being open.

Principal Portal Frame and Sheeted Agricultural Building – 14.78m x 29.85m

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

Portal Frame and Sheeted Lean Too – 6.96m x 27.42m

With earth floor and half block and half sheeted walls.

Portal Frame and Sheeted Agricultural Building – 14.58m x 27.43m

With earth floor, half block and half sheeted walls and sheeted door to front.

Portal Frame and Sheeted Agricultural Building – 8.96m x 8.80m

With earth floor, block and Yorkshire boarding walls and open to the front.



LAND

The land extends to 20 acres or thereabouts altogether and is relatively level in nature. The land is considered to be in reasonable heart and is in conveniently sized parcels for mowing or grazing.

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

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
8504	Grassland	0.69
8088	Grassland	1.41
7289	Grassland	1.36
6599	Grassland	4.01
-	Farmyard etc.	<u>0.96</u>
		8.43 Hectares
		Or 20.83 Acres
		Or Thereabouts





LOT ONE
**GREEN MEADOWS FARMHOUSE,
RANGE OF FARM BUILDINGS AND 20
ACRES OR THEREABOUTS OF GRASSLAND**

LOT TWO – 23 ACRES OR THEREABOUTS OF GRASSLAND AT GREEN MEADOWS FARM

The land extends to 23 acres or thereabouts altogether and level in nature. The land is considered to be in reasonably good heart, suitable for grazing purposes with some parcels suitable for mowing also.

The land has good, gated access from Tickhill and good road frontage.

The land would be of interest to nearby farmers, investors or speculators.

The land can be further described in the following schedule below and can be shown edged in blue on the attached plan: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
5193	Grassland	1.54
4712	Grassland	2.29
5916	Grassland	2.30
7516	Grassland	2.67
8916	Grassland	<u>0.63</u>
		9.43 Hectares
		Or 23.30 Acres
		Or Thereabouts

SERVICES

The land does not have a mains water connection; however, water is available from the road and interested parties should make their own enquiries regarding the installation.





LOT TWO
**20 ACRES OR THEREABOUTS OF
GRASSLAND AT GREEN MEADOWS**

LOT THREE

The land extends to 56 acres or thereabouts altogether and is level in nature. The land is ring fenced and level in nature, considered to be in reasonable heart and suitable for grazing purposes only at present, but it is considered it could be improved.

The land has good, gated access from Tickhill Lane and good road frontage. Within the land is modern portal frame Agricultural building.

Portal Frame and Sheeted Agricultural Building - 29.79m x 14.80m

The land would be of interest to nearby farmers, investors or speculators.

The land can be further described in the following schedule below and can be shown edged in green on the attached plan: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
7529	Grassland	2.89
5029	Grassland	3.12
3528	Grassland	0.97
2329	Grassland	2.04
3614	Grassland	1.38
2813	Grassland	1.55
2013	Grassland	1.54
3396	Grassland	3.55
4583	Grassland	1.79
3577	Grassland	2.78
-	Track etc	<u>0.94</u>
		22.55 Hectares
		Or 55.72 Acres
		Or Thereabouts

SERVICES

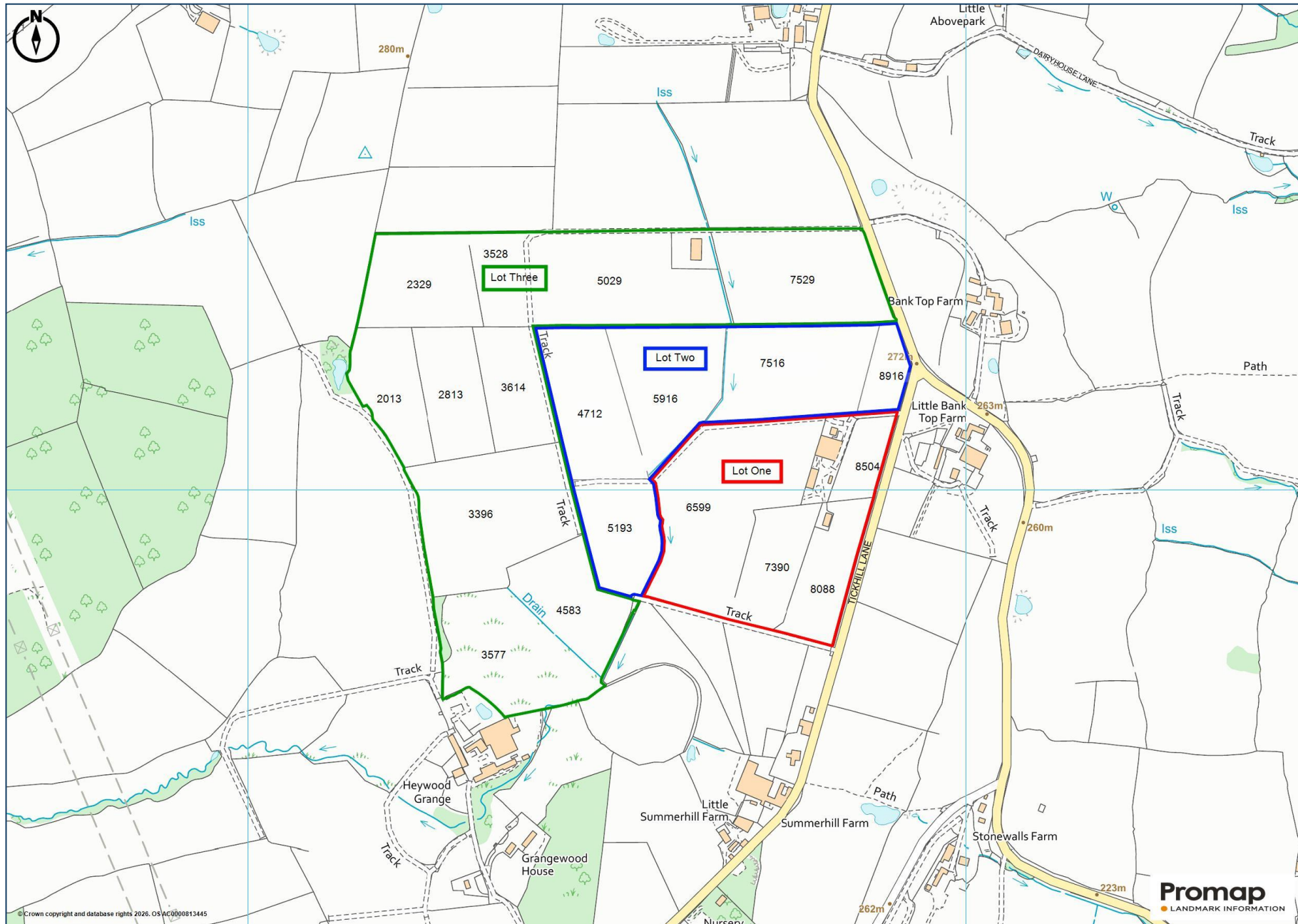
The building is not connected to mains water or electricity; however, both are available in the road And interested parties should make their own enquires regarding the installation.





LOT THREE
**56 ACRES OR THEREABOUTS OF
GRASSLAND AND MODERN FARM
BUILDING AT GREEN MEADOWS FARM**

PLAN



SERVICES

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

There is currently no independent water or electricity supply to the land and building within Lot 3 and interested parties should make their own enquiries regarding new connections if required.

AGRICULTURAL OCCUPANCY CONDITION

The property is subject to an agricultural occupancy condition, limiting the occupier to those in agriculture and or forestry. The planning application number for the dwelling is SMD/2005/1458.

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.

COUNCIL TAX BAND

Green Meadows Farmhouse is in council tax band D.

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.

TENURE AND POSSESSION

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

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.



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS

TEL: 01538 373308
ENQUIRIES@GRAHAMWATKINS.CO.UK

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.