



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.



Pasture Fields Farm, London Road,
Weston, Stafford, ST18 0JS
For Sale by Private Treaty

**PASTURE FIELDS FARM, LONDON ROAD,
WESTON, STAFFORD, ST18 0JS**

AVAILABLE AS A WHOLE OR IN THREE LOTS

**WHOLE – PASTURE FIELDS FARMHOUSE, RANGE OF MODERN FARM BUILDINGS AND
2.21 ACRES OF GRASSLAND**

OFFERS IN THE REGION OF £900,000

LOT ONE – PASTURE FIELDS FARMHOUSE

OFFERS IN THE REGION OF £675,000

LOT TWO – RANGE OF MODERN FARM BUILDINGS AT PASTURE FIELDS FARM

OFFERS IN THE REGION OF £175,000

LOT THREE – 2.21 ACRES OF GRASSLAND AT PASTURE FIELDS FARM

OFFERS IN THE REGION OF £50,000



Pasture Fields Farm offers an exciting opportunity to acquire a well sized three bedroom detached brick and tile dwelling in the heart of the South Staffordshire countryside. The property comprises a traditional farmhouse, large beautifully maintained garden, with parking for multiple vehicles benefitting from a range of modern agricultural outbuildings with scope for alternative uses with necessary planning consents and 2 acres of sound level grassland with good road frontage.

The property presents itself as an ideal family home, smallholding or potential equestrian steading, being in close proximity to all local amenities as well as all major commute links.

The property is offered as a whole or in three lots, and an early viewing is highly recommended to appreciate all this property has to offer.

SITUATION

Pasture Fields is situated in Weston, a village to the northeast of Stafford.

The property is within close proximity to good commuter links and near all local amenities.

Pasture Fields is approximately 4.5 miles from Stafford, 8 miles from Stone and 9.5 miles from Uttoxeter.

DIRECTIONS

From Stafford take Weston Road (A518) towards Weston. After approximately 0.5 miles at the traffic lights turn left onto London Road (A51). At the next set of traffic lights turn right onto the A518. Immediately after turning onto the A518, turn right onto Station Approach signposted with one of the Agents 'For Sale' signs. Follow the drive for a short distance and the property will be situated on the right hand side.

what3words:

///rules.hammer.ramp



LOT ONE

PASTURE FIELDS FARMHOUSE

Pasture Fields Farmhouse comprises a spacious 3 bedroom detached brick and tile dwelling and Southeast facing. The property benefits from a large drive for the parking of multiple vehicles and a generous beautifully maintained traditional garden.

The farmhouse comprises the following accommodation: -

Entrance Front Door

Giving access to Entrance Hall

Entrance Hall - 3.50m x 3.51m

With tiled floor, understairs storage and oak staircase off.

Living Room – 3.43m x 6.66m

With carpet floor, fireplace, window to one elevation, French

Open Plan Kitchen with Living Space – 10.37m x 4.28m

With tiled floor, base and wall mounted units, electric AGA with extractor fan, windows to two elevations and rear external double door leading to garden. Continuing to open utility with ground source heat pump and further side external door.

Office – 2.22m x 2.47m

With tiled floor and window to one elevation.

Downstairs WC

With WC and hand wash basin.

Bedroom One – 3.46m x 3.42m

With double bed, carpet floor, window to one elevation and ensuite



Ensuite

With shower, sink and WC

Bedroom Two – 3.47m x 3.12m

With carpet floor and window to one elevation

Bedroom Three – 3.40m x 4.51m

With carpet floor, window to two elevations and ensuite.

Ensuite

With bath and shower overhead, hand wash basin and WC

Bathroom

With Bath and shower overhead, hand wash basin and WC.

OUTSIDE

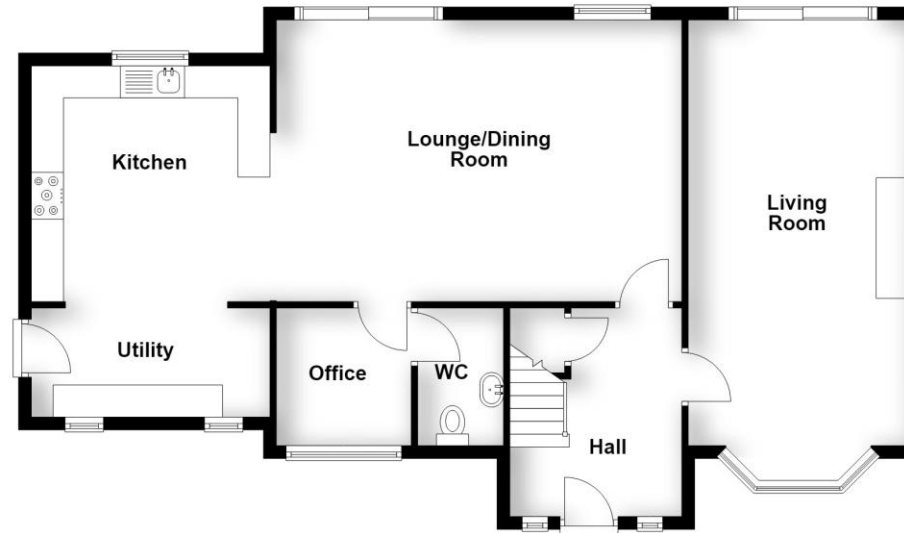
The property benefits from a spacious drive for parking of multiple vehicles to the front, and to the rear a generous, traditional garden.



FLOOR PLAN

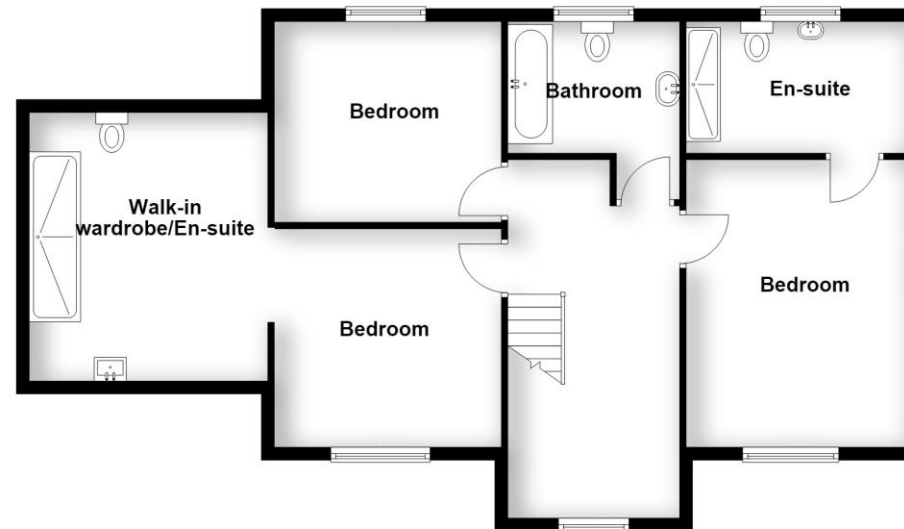
Ground Floor

Approx. 964.4 sq. feet



First Floor

Approx. 907.9 sq. feet



ENERGY PERFORMANCE CERTIFICATE

The Old Station Yard London Road STAFFORD ST18 0JS		Energy rating C		Score	Energy rating	Current	Potential
Valid until 21 July 2036		Certificate number 2111-2651-1617-1411-1577		92+	A	78 C	81 B
				81-91	B		
Property type Detached house		Total floor area 168 square metres		69-80	C		
				55-68	D		
				39-54	E		
				21-38	F		
				1-20	G		



LOT ONE
PASTURE FIELDS FARMHOUSE

LOT TWO

FARM BUILDINGS AT PASTURE FIELDS

Lot two extends to approximately 3242m² or 0.80 acres and has a range of modern portal frame outbuildings, to the rear of the site are two small paddocks. The yard is situated to the West of the farmhouse and accessed from Station Approach.

The buildings have the potential for development subject to necessary consents and would be of interest to nearby farmers, developers or speculators.

Numbers of the outbuildings as shown on the plan are for reference purposes only.

The outbuildings briefly comprise the following: -

1 ~ Pole and Sheeted Outbuilding – 13.46m x 5.99m

With earth floor and open fronted.

2 ~ Static Caravan – 8.50m x 11.36m

Currently used as an office.

3 ~ Pole and Sheeted Outbuilding – 9.81m x 3.16m

4 ~ Portal Frame and Sheeted Livestock Building – 17.45m x 22.70m

5 ~ Adjoining Portal Frame and Sheeted Livestock Building – 9.3m x 10.81m

6 ~ Pole and Sheeted Outbuilding – 17.85m x 8.21m

PLEASE NOTE

Please note that the principal portal frame livestock building and static caravan are sold subject to an overage clause of 35% in respect of any increase in value due to planning for development for non-agricultural purposes extending a period of 25 years.





LOT TWO
RANGE OF FARM BUILDINGS
AT PASTURE FIELDS FARM

LOT THREE

2.21 ACRES OF GRASSLAND AT PASTURE FIELDS FARM

The land extends to 2.21 acres or thereabouts and is level in nature. The land is presented as one parcel, with two smaller paddocks fenced off to the Southeast of the land. The parcel of land would be suitable for mowing or grazing purposes and considered to be in good heart.

The land would be of interest to nearby farmers, speculators, investors or those looking for a small parcel of land in its own right.

The land can be shown edged in yellow on the attached plan.

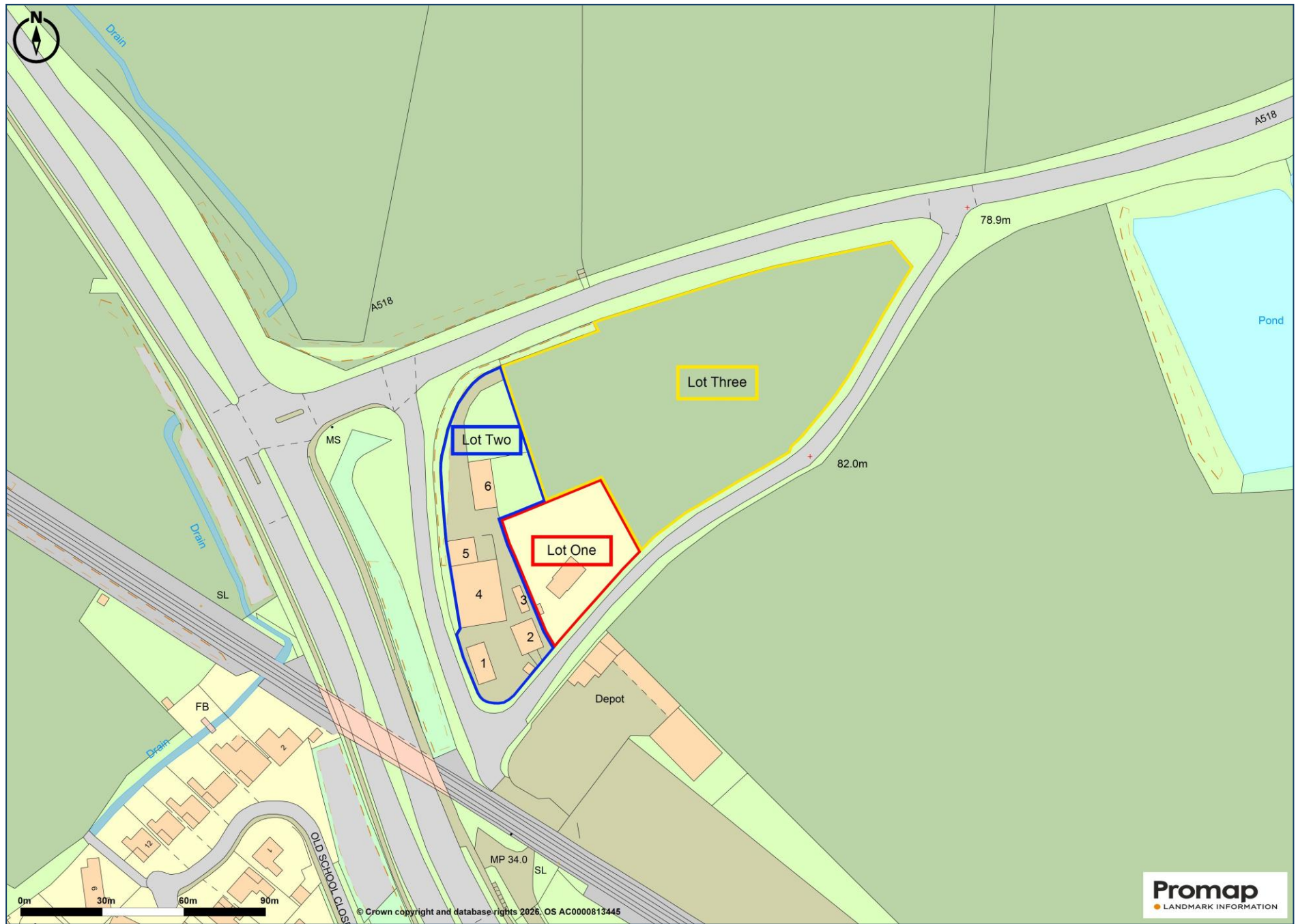
The land can be further described in the following schedule below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
8036	Grassland	<u>0.89</u>
		0.89 Hectares
		Or 2.21 Acres
		Or Thereabouts





PLAN



SERVICES

The property is connected to mains water and electricity, with drainage by private means and heating via air source heat pump. If each lot is sold separately then a new water supply will need to be installed.

ACCESS

All three lots have their own separate access off Station Approach.

OVERAGE

Please note that Lot Two the principal portal frame livestock building and static caravan are sold subject to an overage clause of 35% in respect of any increase in value due to planning for development for non-agricultural purposes extending a period of 25 years.

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and Stafford Borough 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. or Ask4Change. Contact the Graham Watkins & Co office on 01538 373308 or email enquiries@grahamwatkins.co.uk Contact Ask4Change on 01889 502727 or stephen@ask4change.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.

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.



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