



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Jeffrey Meadows Farm, Nabb Lane, Alton, Stoke-on-Trent, ST10 4AY

An aerial photograph of a rural property, Jeffrey Meadows Farm, outlined with a red boundary line. The property includes several large agricultural buildings, a smaller house, and a pond. The surrounding area consists of green fields and a brown plowed field.

**For Sale By Private Treaty
OIRO £1,300,000**

Jeffrey Meadows Farm offers an exceptional opportunity to purchase a substantial agricultural property with a range of agricultural buildings. The outbuildings benefit from planning permission to create four dwellings. The outbuildings could have other potential uses subject to necessary planning consents beyond agricultural uses. The property sits in 1.79 acres or thereabouts.

The property would be of interest to equine and farming interest as well as investors. An early viewing is highly recommended to embrace the potential and space this rural property has to offer.



SITUATION

The property is located on the outskirts of the popular rural village of Alton being 7.8 miles from Uttoxeter, 9.3 miles from Ashbourne and 13.1 miles from Leek

DIRECTIONS

Jeffrey Meadows Farm lies on the outskirts of Alton near Stoke-on-Trent, if approaching from 'Alton Village Hall' in Alton follow Hurstons Lane south before taking a left turn onto Uttoxeter Road. After reaching the end of this road, continue straight on heading southeast on Denstone Road (B5032) before turning right onto Nabb Lane after roughly 100 yards. After a short distance there is a large layby, at the far end of this layby the property can be accessed by a driveway on the right signposted by our 'For Sale' boards that are erected at the property.

What3words:

///briefing.inferior.agreement



JEFFERY MEADOWS FARM

Jeffery Meadows Farm comprises a traditional three-bedroom farmhouse on the outskirts of the village of Alton. The property benefits from a wide range of agricultural buildings, three with the benefit of planning permission to be converted into dwellings.

The property briefly comprises the following accommodation: -

Entrance Hall

Lean to wooden structure with concrete floor

Kitchen – 4.83m x 4.16m

With a tiled floor, oil powered aga, wooden windows to three elevations and a range of kitchen units and wall mounted cupboards

Living room – 5.09m x 3.34m

With a tiled floor and a wooden window to the rear aspect. With store room off – 1.41m x 2.52m

Lounge – 3.91m x 4.99m

With a traditional tiled floor, a grand open fireplace with oak beams and wooden windows to the front and rear aspects.

Lounge Two- 4.68m x 5.80m

With a log burner, exposed brickwork and a window and external door to the rear aspect.

Staircase Leading to First Floor Landing

Wooden Staircase leading to a spacious landing area with wooden flooring

Bathroom – 2.01m x 3.32m

With a radiator, airing cupboard, bath, shower, low level WC and a wash hand basin.

Store Room/Office – 2.93m x 3.38m

With a radiator, wooden window to front aspect and access to the loft.



Bedroom One – 5.08m x 4.26m

With a radiator, fitted wardrobes and wooden windows to the side and rear aspects

Bedroom Two – 4.00m x 3.74m

With a radiator, a wooden floor and a wooden window to the front aspect.

Master Bedroom – 5.81m x 4.67m

With a radiator, a UPVC window to the side aspect, a wooden window to the rear aspect and a store cupboard off.

Attic Space

The attic space offers the opportunity to provide two further bedrooms.

OUTSIDE

The property benefits from a large garden to the front of the farmhouse.

Outside the dwelling there is a lean to garage adjoined to the house to the side, the farmyard to the front and a spacious lawn to the rear. Directly in front of the farmhouse is a large open area with space offering ample parking of multiple vehicles.

Garage – 5.15m x 3.83m

OUTBUILDINGS

The property benefits from a range of modern portal frame agricultural buildings and a traditional stone and tile shippoon. Three of the buildings benefit from planning consents to convert into four dwellings, the buildings have potential for further alternative uses subject to necessary planning consents. The buildings briefly comprise:-

Stone and Currugated Sheeted Building – 20.8m x 6.21m

With a lean to – 3.04m x 4.36m

Brick and Corrugated Sheeted Former Milking Parlour – 28.1m x 10.3m

Stone and Corrugated Sheeted Cubicle Shed – 27.6m x 10.8m

Stone Brick with Yorkshire Boarding and Corrugated Sheeted Cubicle Shed – 27.6m x 15.5m

Stone Brick with Yorkshire Boarding Dutch Barn – 18.4m x 9.8m

Concrete Panel with Yorkshire Boarding and Corrugated Sheeted Storage Building – 18.1m x 9.1m

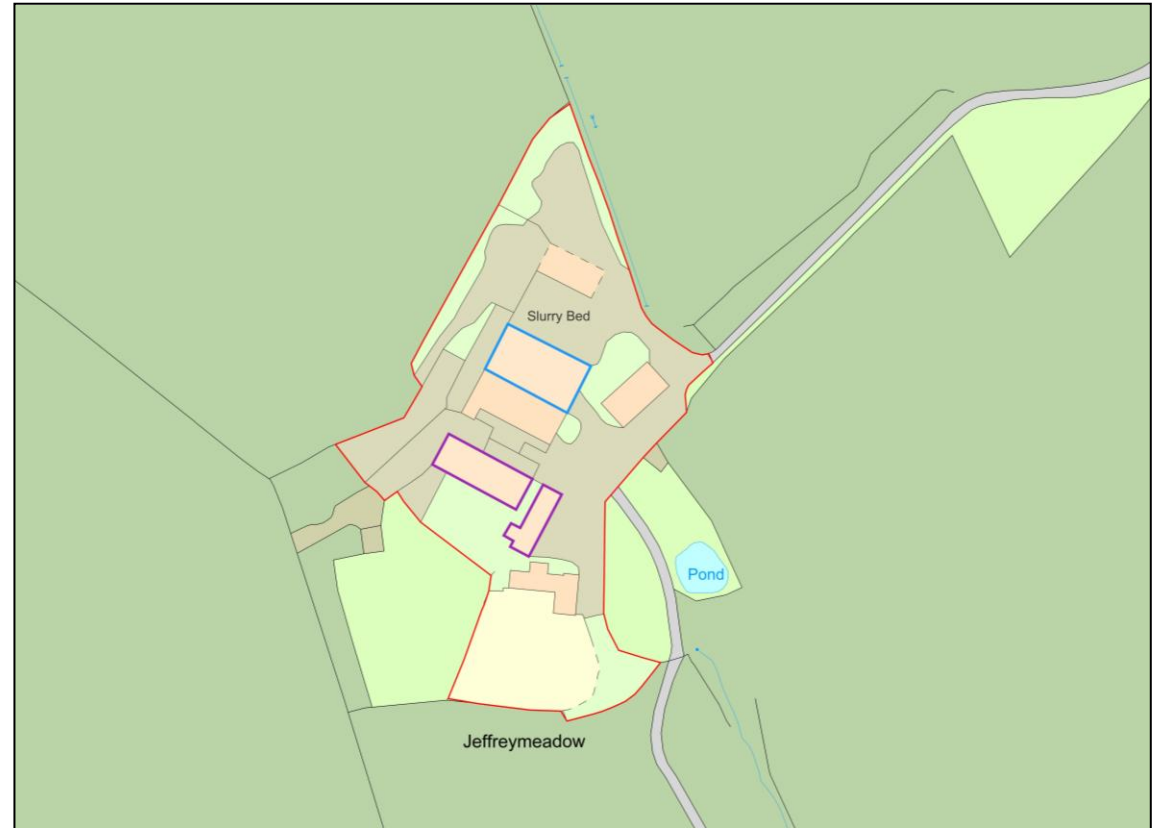


PLANNING

The property has the benefit of planning to create four further dwellings highlighted in **Blue** and **Purple on the plan**

P/2025/00241– (PURPLE) Class Q Conversion of TWO Agricultural Buildings to form TWO Dwellings.

P/2023/01337 – (BLUE) Full Planning for Conversion of ONE Agricultural Buildings to form TWO Dwellings





Thomas Deery BA (HONS) MSc
Head of Regeneration and Development
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015

Date valid application received:
07/04/2025

Application No:
P/2025/00241

Name and Address of Agent

Mr James Filler
Unit 1 & 2 Windlehill Farm
Tythe Barn Lane
Sutton on the Hill
Ashbourne
DE6 5JH

Name and Address of
Applicant

Mr & Mrs Blakeman
Jeffrey Meadows Farm
Nabb Lane
Alton
Staffordshire
ST10 4AY

Determination by **EAST STAFFORDSHIRE BOROUGH COUNCIL** that the prior approval of the Authority is **GIVEN** for the siting and appearance of development permitted by the above Orders and described as:

Description: Prior Approval for the conversion of agricultural buildings to form two dwellings.

Location: Jeffrey Meadows Farm, Nabb Lane, Alton, Staffordshire ST10 4AY

in accordance with the submitted documents and plans and subject to the condition(s) specified hereunder:

1. The development hereby permitted shall be completed before the expiration of three years from the date of this approval.

Reason: To conform with Paragraph 3 of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015

2. The development hereby permitted shall be carried out in accordance with the following approved plans/documents subject to compliance with other conditions of this permission:

Drawing No. FW 510 D06 REV A - Location Plan dated as received 7.4.2025

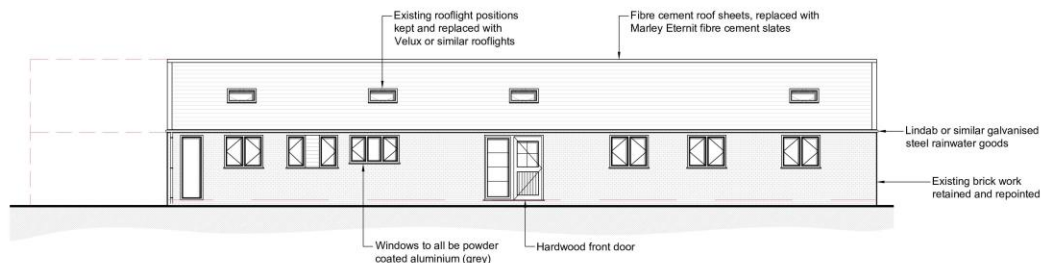
Drawing No. FW 510 D05 REV A - Site Plan dated as received 7.4.2025

Drawing No. FW 510 D01 - Unit 1 Existing Elevations and Floor Plans dated as received 3.3.2025

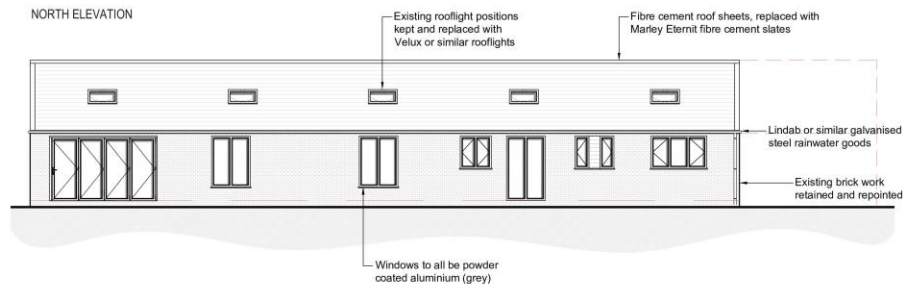
Drawing No. FW 510 D02 - Unit 1 Proposed Elevations and Floor Plans dated as received 3.3.2025

Drawing No. FW 510 D03 – Shippon - Existing Elevations and Floor Plans dated as received 3.3.2025

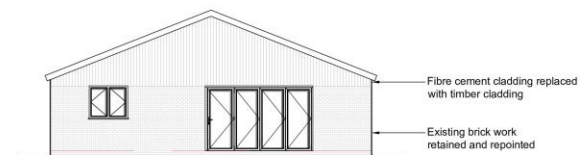
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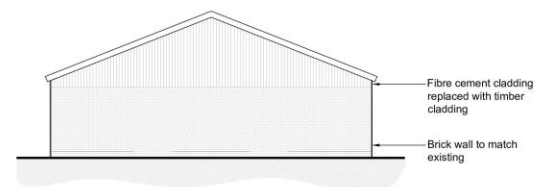
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

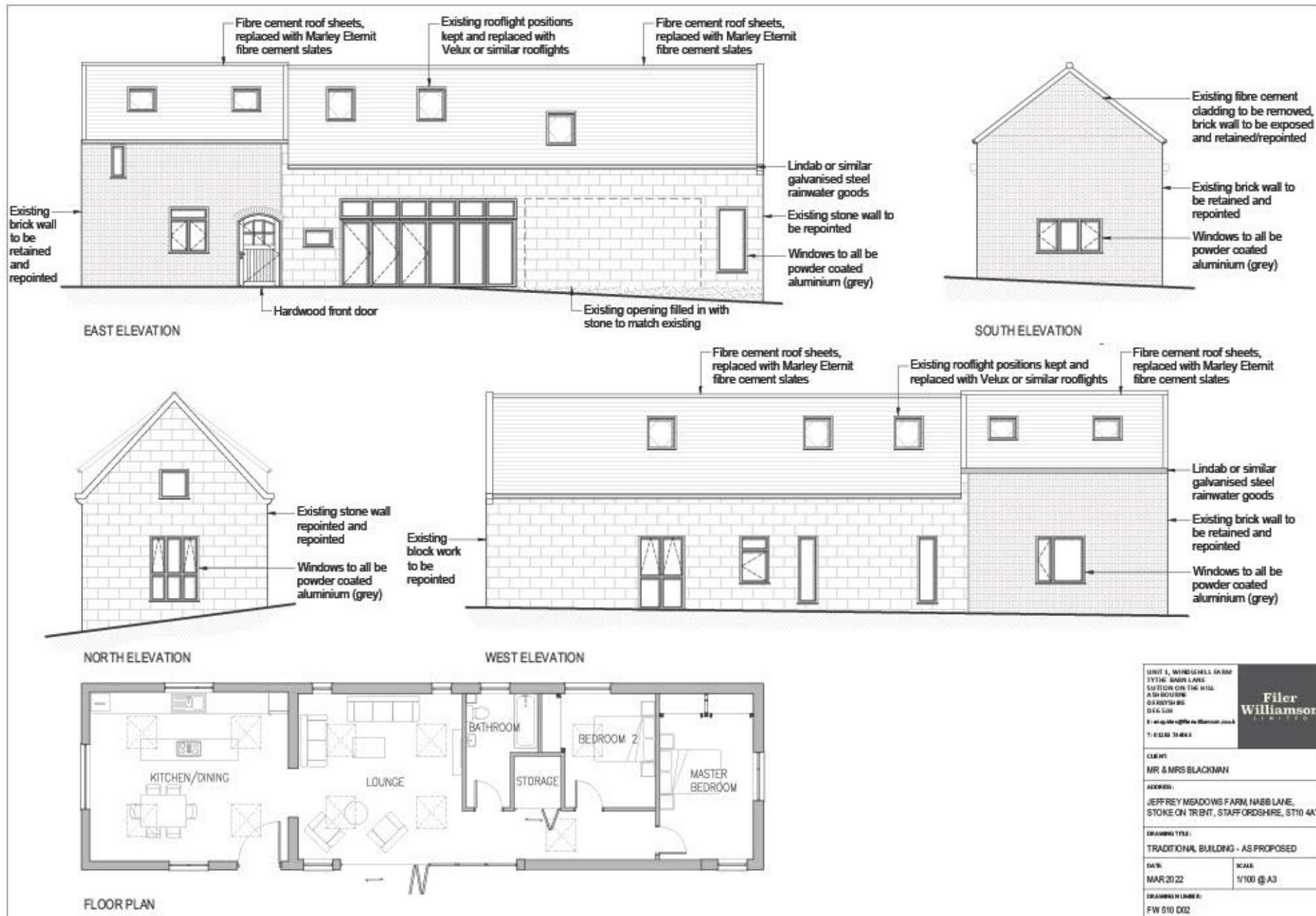


EAST ELEVATION



FLOOR PLAN

UNIT 1, WINDLEHILL FARM 71 THE BARN LANE SUTTON ON THE HILL AGSBOURNE DERBYSHIRE DE5 5JH E: info@filerwilliamson.co.uk T: 01228 734043	Filer Williamson
CLIENT:	
MR & MRS BLACKMAN	
ADDRESS:	
JEFFREY MEADOWS FARM, NABB LANE, STOKE ON TRENT, STAFFORDSHIRE, ST10 4AY	
DRAWING TITLE:	
SHIPPON BUILDING - AS PROPOSED	
DATE:	SCALE:
MAR 2022	1/100 @ A2
DRAWING NUMBER:	
FW 510 D04	





Thomas Deery BA (HONS) MSc
Head of Regeneration and Development
TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT

Date valid application received:
28/03/2024

Application No: P/2023/01337

Name and address of Agent:

Mr James Filer
Unit 1 & 2, Windlehill Farm
Tythe Barn Lane
Sutton on the Hill
Ashbourne
DE6 5JH
United Kingdom

Name and address of Applicant:

Mr & Mrs Blakeman
Jeffrey Meadows Farm
Nabb Lane
Alton
Staffordshire
ST10 4AY

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby PERMITS:

Description: Partial demolition and conversion and alterations of existing agricultural building to form two dwelling houses

Location: Jeffrey Meadows Farm, Nabb Lane, Alton, Staffordshire ST10 4AY

in accordance with the submitted documents and plans and subject to the condition(s) specified hereunder:

1- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 - The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of this permission:

Drawing No. FW 510 D16 REV H - Location Plan dated as received 9.5.2025

Drawing No. FW 510 D15 REV B – Proposed Site Plan dated as received 10.5.2024

Drawing No. FW 510 D11 REV B Existing elevations and floor plans inc demolition dated as received 14.12.2023

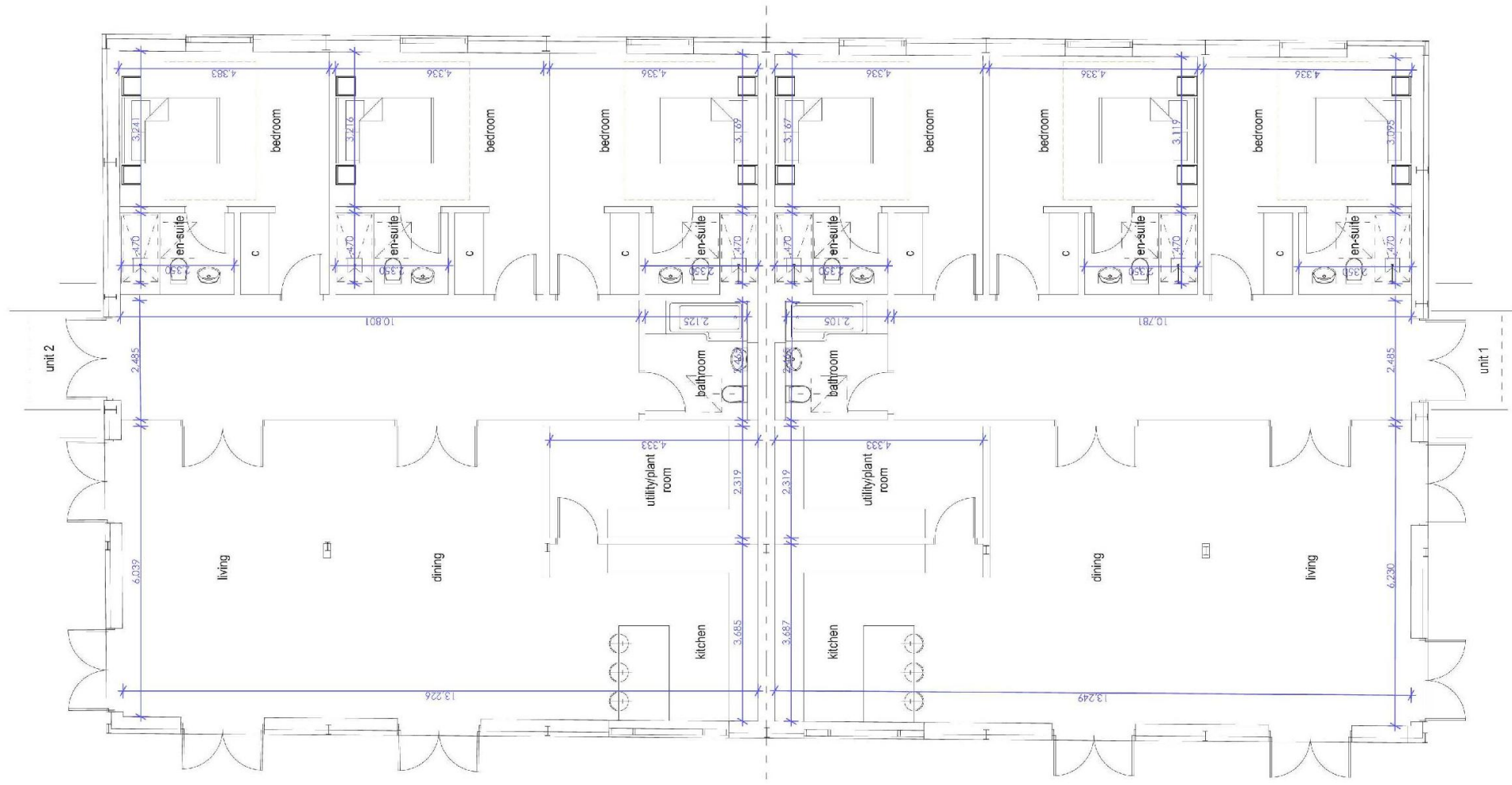
Drawing No. FW 510 D14 REV A –Proposed Elevations dated as received 5.12.2023

Drawing No. FW 510 D13 REV A – Proposed Floor Plan dated as received 5.12.2023

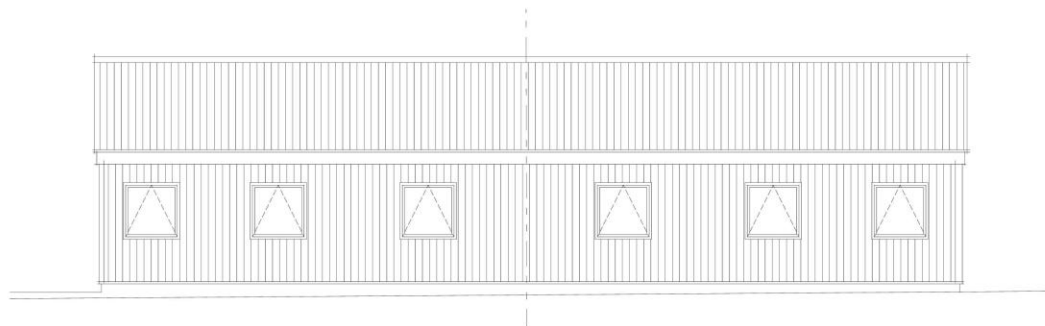
Drawing No. FW 510 D18 – Proposed Roof Plan dated as received 14.12.2023

Drawing No. FW 510 D17 – Materials details dated as received 5.12.2023

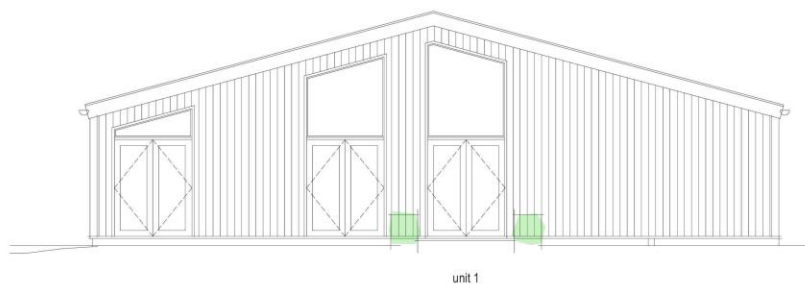
Drawing No. FW 510 D23 – Proposed Site Plan (Curtilage definition) dated as received 6.2.2025



GROUND FLOOR PLAN

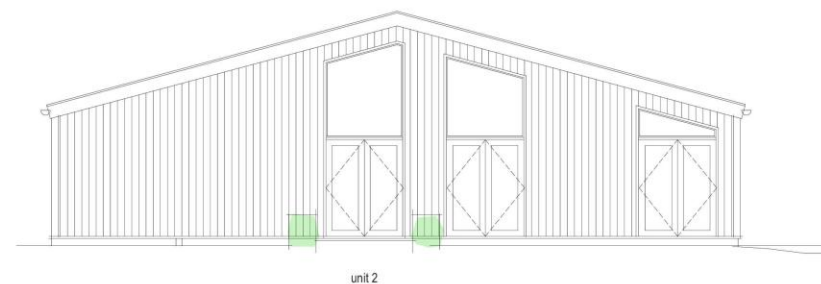


NORTH EAST ELEVATION



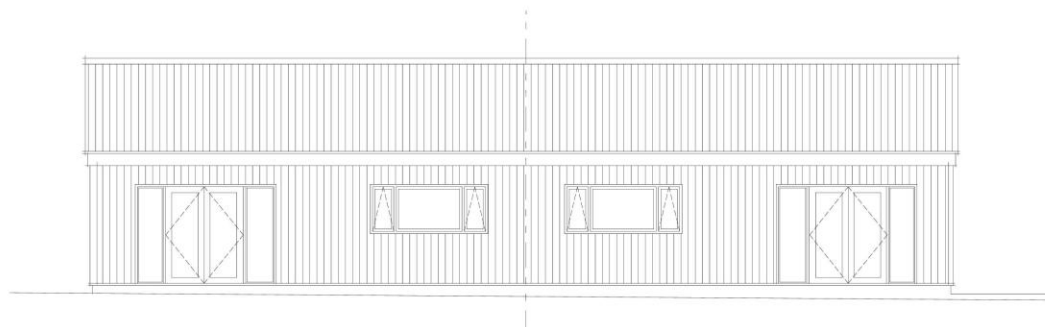
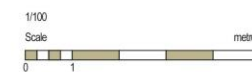
unit 1

SOUTH EAST ELEVATION



unit 2

NORTH WEST ELEVATION

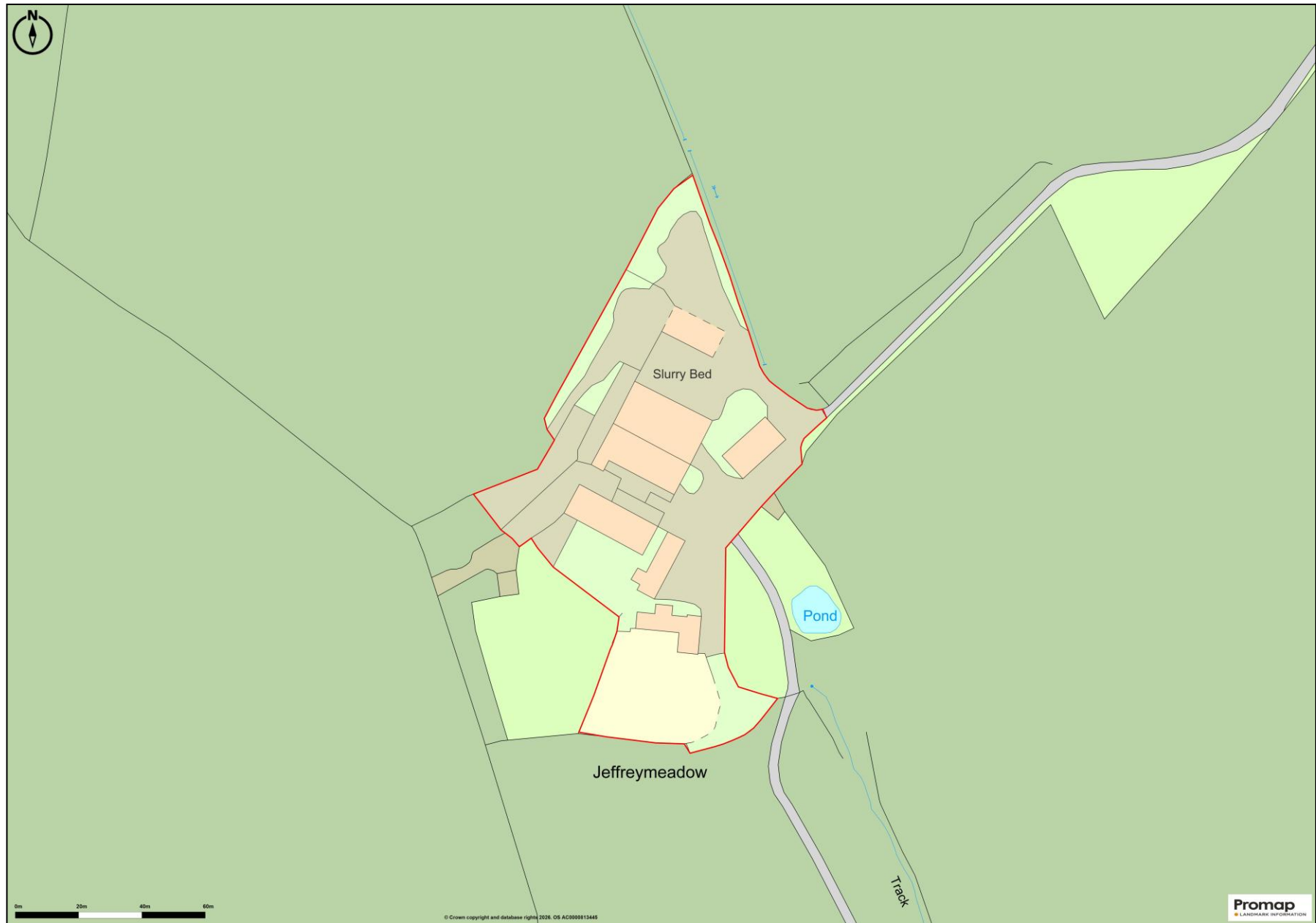


SOUTH WEST ELEVATION

UNIT 1, WINDLEHILL FARM TYTHE BARN LANE SUTTON ON THE HILL ASHBOURNE DERBYSHIRE DE6 5JH E: enquiries@filerwilliamson.co.uk T: 01283 734043		Filer Williamson LIMITED	
CLIENT: MR & MRS BLACKMAN			
ADDRESS: JEFFREY MEADOWS FARM, NABB LANE, STOKE ON TRENT, STAFFORDSHIRE, ST10 4AY			
DRAWING TITLE: PROPOSED ELEVATIONS			
DATE: AUG 2023	SCALE: 1/100 @ A3		
DRAWING NUMBER: FW 510 D14		REV B	

PLAN SITE PLAN

PLEASE NOTE – THIS IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO SCALE



SERVICES

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

COUNCIL TAX BAND

The property is in council tax band E.

LOCAL AUTHORITY

The local authority is East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, DE14 9JG, 01283 508 000 to whom enquiries should be addressed in respect of planning or any other relevant matters.

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.

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:

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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.