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Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Bridge Flatts Farm, Pethills Lane, Winkhill, ST13 7PQ

For Sale by Private Treaty

Available as a Whole or in Four Lots



Bridge Flatts Farm offers an opportunity to purchase a well-positioned smallholding close to the rural village of Winkhill. Situated in the heart of the Staffordshire Moorlands.

The property is available as a whole or in four lots, offering a total of 22.24 acres of grassland altogether along with a range of agricultural outbuildings, also having potential for alternative uses subject to necessary consent. The farmhouse provides good sized living accommodation in need of some modernisation having the potential to become a comfortable family home.

The property boasts views over the Peak District National Park and Staffordshire Moorlands.

The property presents an exciting opportunity for either smallholders, equestrians or those simply looking for a rural property in a countryside setting.

SITUATION

Bridge Flatts Farm is situated close to the small rural village of Winkhill, to the Southwest of the Peak District and in the heart of the Staffordshire Moorlands.

The property lies approximately 6.8 miles from Leek, 9.6 miles from Ashbourne and 15.5 miles from Uttoxeter.

DIRECTIONS

From our Leek office, take the A523 towards Ashbourne for approximately 6 miles, before taking a left hand turn across Bromleyhedge Lane. Continue along this road for approximately 0.6 miles, then, at the staggered crossroads take a left onto Pethills Lane, follow this road and after approximately 0.2 miles Bridge Flatts Farm will be situated on the left-hand side, signposted with one of our 'For Sale' signs.

what3words:

///renews.food.gloom



BRIDGE FLATTS FARM, PETHILLS LANE,
WINKHILL, ST13 7PQ

AVAILABLE AS A WHOLE OR IN FOUR LOTS

**WHOLE – BRIDGE FLATTS FARM, RANGE OF FARM BUILDINGS AND GRASSLAND
EXTENDING TO 22.24 ACRES OR THEREABOUTS**

OIRO £745,000

LOT ONE – BRIDGE FLATTS FARM, RANGE OF FARM BUILDINGS AND 8.25 ACRES OF GRASSLAND

OIRO £595,000

LOT TWO – 3.25 ACRES OR THEREABOUTS OF GRASSLAND AT BRIDGE FLATTS FARM

OIRO £40,000

LOT THREE – 5.98 ACRES OR THEREABOUTS OF GRASSLAND AT BRIDGE FLATTS FARM

OIRO £60,000

LOT FOUR – 4.77 ACRES OR THEREABOUTS OF GRASSLAND AT BRIDGE FLATTS FARM

OIRO £50,000

LOT ONE

BRIDGE FLATTS FARMHOUSE, RANGE OF FARM BUILDINGS AND 8.25 ACRES OF GRASSLAND

Bridge Flatts Farm offers a traditional stone and tile three-bedroom dwelling, with a range of agricultural outbuildings mainly constructed of stone along with a principal portal frame, concrete block and sheeted livestock building, together with 8.25 acres or thereabouts of grassland.

The property briefly comprises the following accommodation: -

Rear Entrance Porch

Leading into **Hallway** giving access to: -

Kitchen Diner – 4.90m x 4.05m

With laminate flooring, UPVC double window to side and rear aspects, a range of floor & wall mounted cupboards & kitchen units including a one bowl sink with drainage basin, electric hob, chest freezer and oil rayburn AGA.

Cellar and pantry off

Cellar – 2.36m x 1.90m

Living Room – 4.36m x 4.69m max

With radiator, fireplace, in-built small storage compartment, stairs off and UPVC double glazed windows to the front and rear aspects.

Bathroom – 3.31m x 2.68m

With low level WC, pedestal wash hand basin, walk-in bathtub with shower head over, wall mounted storage cabinet and UPVC double glazed window to the side aspect.

Staircase

Leading to *First Floor Landing* giving access to: -



Bedroom Number Two – 4.55m x 4.45m max

With wooden flooring, radiator and UPVC double glazed window to the rear aspect

Master Bedroom – 4.05m x 5.14m

With wooden flooring, radiator, airing cupboard and UPVC double glazed window to the rear aspect.

Bedroom Number Three – 3.68m x 2.81m

With wooden flooring, radiator, vaulted ceiling and UPVC double glazed window to the side aspect.

OUTSIDE

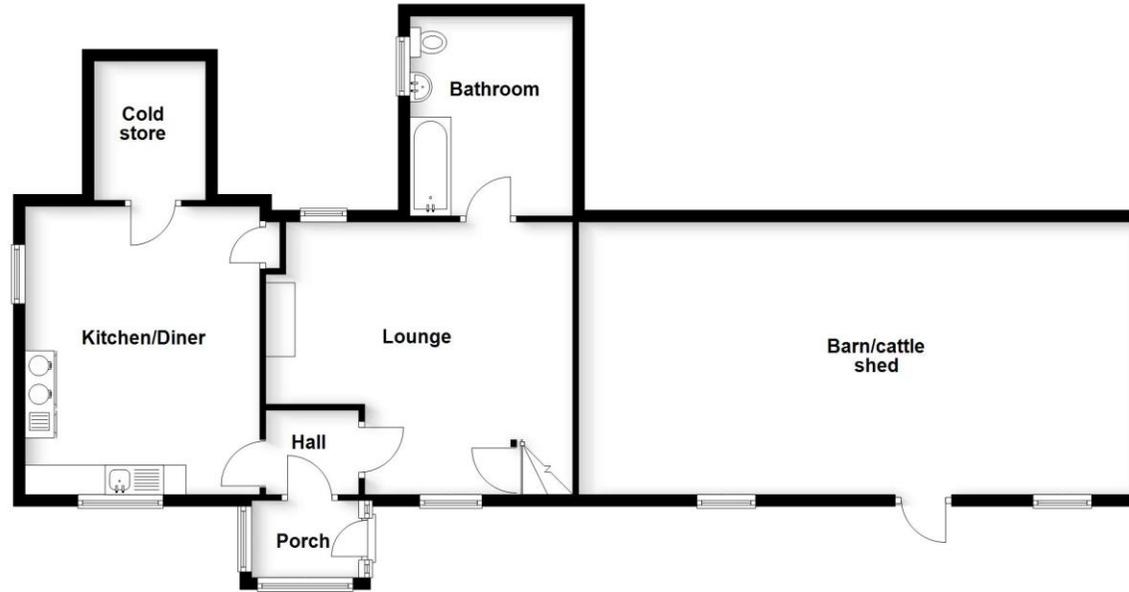
To the rear of the property is a lawned garden area which wraps around to the side of the house, including floral borders and an overgrown coalhouse outbuilding. Also to the rear is the concreted yard area giving access to the farm buildings.



FLOOR PLAN

Ground Floor

Approx. 1134.5 sq. feet



First Floor

Approx. 581.4 sq. feet



Total area: approx. 1715.9 sq. feet

ENERGY PERFORMANCE CERTIFICATE

Bridge Flats Farm Pethills Lane LEEK ST13 7PQ		Energy rating G		Score	Energy rating	Current	Potential
		92+	A				
Valid until 27 October 2035		Certificate number 2556-6111-3251-4842-1121		81-91	B		
				69-80	C		73 C
Property type Detached house				55-68	D		
				39-54	E		
Total floor area 109 square metres				21-38	F		
				1-20	G	15 G	

FARM BUILDINGS

The property comprises a range of outbuildings, consisting of traditional stone-built outbuildings with a principal modern concrete block portal frame and sheeted machinery/ livestock buildings.

The outbuildings briefly comprise the following: -

Stone Shippon – 4.56m x 9.37m

With former hay loft above and attached to the farmhouse

Stone Shippon – 2.93m x 3.53m

Stone Shippon – 4.05m x 3.39m

With loft space above

Portal Frame and Concrete Block Livestock Building – 10.56m x 8.58m

With dilapidated lean to sheeted building – 10.71m x 3.76m

Stone Shippon – 3.44m x 3.36m

With loft space above and a lean-to stone & tiled storage building

Wooden frame sheeted storage building – 3.57m x 8.96m

With two lean to buildings attached including: -

Concrete block and sheeted lean to – 3.25m x 2.11m

Wooden frame sheeted lean to – 5.06m x 2.90m

Concrete block sheeted Dutch barn – 8.69m x 5.20m





LAND

The land comprising Lot One extends to 8.25 acres or thereabouts and surrounds the holding from each direction. The land is relatively level in nature with a gradual Southeast facing slope and is considered to be in reasonable heart, suitable for grazing purposes with some areas suitable for mowing also and is all laid to permanent pasture. The land has good access through the farmyard.

The land is not connected to mains water supply; however, natural water is available over the land via springs.

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

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
5272	Grassland	1.77
6568	Grassland	1.41
-	Farmyard	<u>0.15</u>
		3.33 Hectares
		Or 8.25 Acres
		Or Thereabouts





LOT ONE
BRIDGE FLATTS FARMHOUSE, RANGE
OF FARM BUILDINGS AND GRASSLAND
EXTENDING TO 8.25 ACRES

LOT TWO

3.25 ACRES OR THEREABOUTS OF GRASSLAND AT BRIDGE FLATTS FARM

Lot two offers a singular parcel of grassland extending to 3.25 acres or thereabouts altogether, being relatively level in nature and suitable for mowing or grazing purposes. The land has good, gated access from Pethills Lane. The land would be suitable for equestrian enthusiasts, or those looking to occupy a small parcel of amenity land.

The land is not connected to a mains water supply.

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

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
7765	Grassland	<u>1.31</u> 1.31 Hectares Or 3.25 Acres Or Thereabouts





LOT TWO
3.25 ACRES OR THEREABOUTS OF
GRASSLAND AT BRIDGE FLATTS
FARM

LOT THREE

5.98 ACRES OR THEREABOUTS OF GRASSLAND AT BRIDGE FLATTS FARM

Lot three extends to 6 acres or thereabouts and is level in nature. The land is suitable for grazing purposes only and has good, gated access from Bromleyhedge Lane. The land is suitable for those with agricultural and amenity interests.

The land is not connected to mains water supply; however natural water is available over the land.

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>
6260	Grassland	0.43
4463	Grassland	0.92
5358	Grassland	<u>1.07</u>
		2.42 Hectares
		Or 5.98 Acres
		Or Thereabouts





LOT THREE
5.98 ACRES OR THEREABOUTS OF
GRASSLAND AT BRIDGE FLATTS
FARM

LOT FOUR

4.77 ACRES OR THEREABOUTS OF GRASSLAND AT BRIDGE FLATTS FARM

The land extends to 4.77 acres or thereabouts altogether and is relatively level in nature. The land is considered to be in reasonable heart with good, gated access from Bromleyhedge Lane. The land would be of interest to farmers.

The land is not connected to mains water supply; however natural water is available over the land.

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

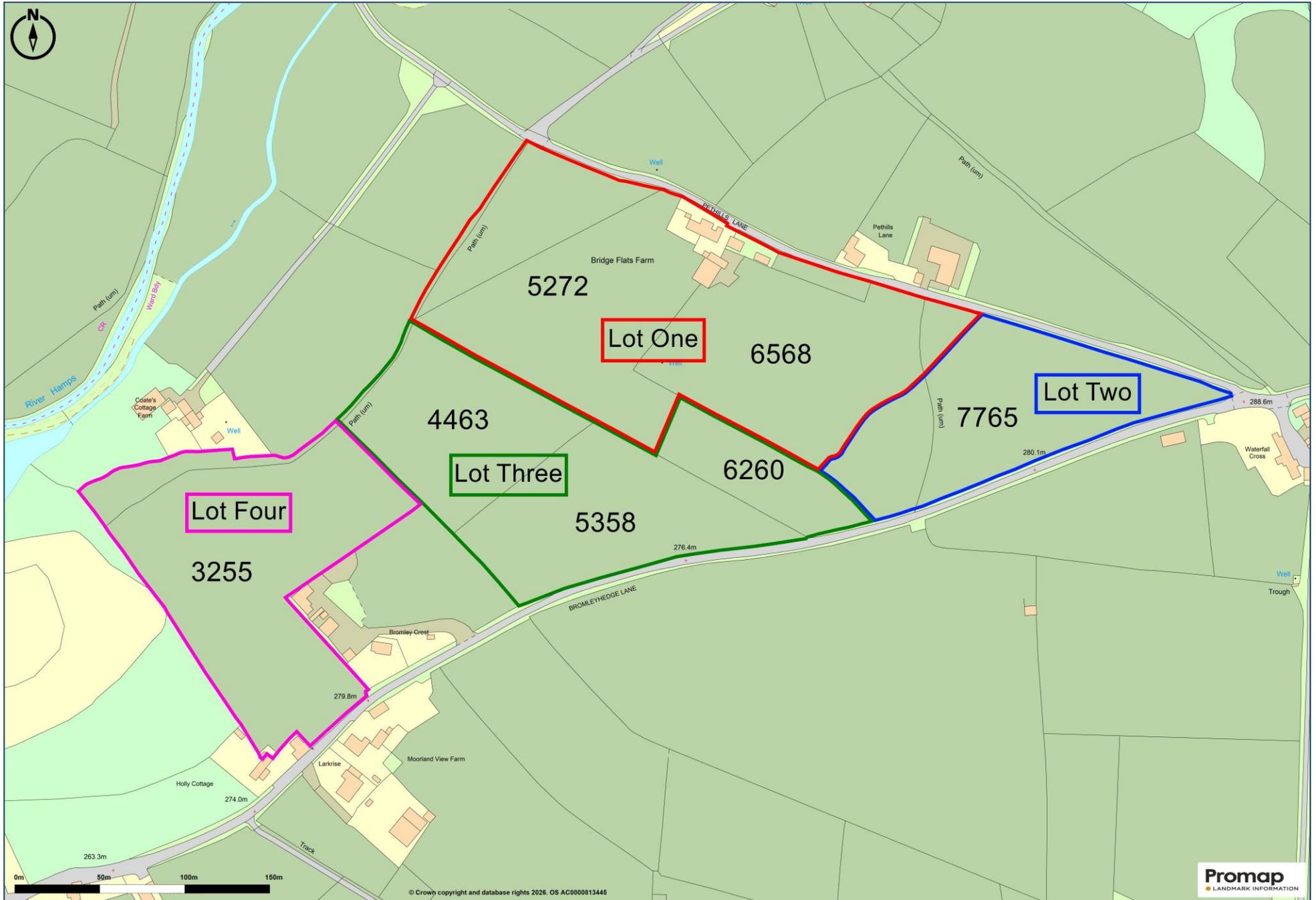
<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
3255	Grassland	<u>1.93</u> 1.93 Hectares Or 4.77 Acres Or Thereabouts





LOT FOUR
4.77 ACRES OR THEREABOUTS OF
GRASSLAND AT BRIDGE FLATTS
FARM

PLAN



SERVICES

We understand that the property is connected to mains electricity and water, with oil fired central heating and drainage being by private means.

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. The property also falls within the Peak District National Park Authority.

COUNCIL TAX BAND

The property falls under the council tax band D.

TENURE AND POSSESSION

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

VIEWINGS

Strictly by appointment only 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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