



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Wall Farm, Nantwich Road,  
Audley, Stoke-on-Trent, ST7 8DL

For Sale by Private Treaty

O.I.R.O £750,000



An excellent opportunity to acquire a development site, with potential for up to 14 units, comprising 8 units in the existing range of barns together with planning in principle for up to 6 units on adjacent land, accessed off Vernon Avenue.

The site enjoys a desirable location with open views across farmland, yet very convenient to local amenities and the wider road network.

Early inspection is highly recommended.



### **Situation**

The property is situated in Audley, a small town in north Staffordshire, approximately 8.8 miles from Crewe, 8.9 miles from the centre of Stoke-on-Trent and 10.6 miles from Nantwich.

### **Directions**

From Audley Community Centre, turn right onto the B5500. Take the first exit at the roundabout, then continue for approximately 0.2 miles where the property can be found on the left-hand side as signposted by one of the Agents 'For Sale' signs.

**What3Words///laugh.lamenting.spoke**

## WALL FARM

Wall Farm comprises multiple traditional brick and tile outbuildings, with planning Permission secured for residential development. The traditional buildings have approved development for the conversion to 8 units, 6 of which 3 bedroomed and the remaining 2 as 2 bedroomed dwellings. To the South of the traditional buildings is a parcel of land which has planning in principle for the construction of either a further 3 large, detached units or a further 6 semi-detached units.

The site overall extends to approximately 1.57 Acres, with the area having Planning in Principle obtained extending to 0.53 Acres and the site having secured permission extending too approximately 1.04 Acres.

Both development sites will be accessed from Vernon Avenue, with the access from Nantwich Road being retained as access to the surrounding farmland.



## BARN CONVERSION DEVELOPMENT AT WALL FARM

The development consists of the conversion of 3 traditional barns into 8 units and extends to 1.04 Acres approximately. The planning permission can be found under planning application number 25/00657/COUNOT on the Newcastle – under - Lyme Borough Council.

The development proposes the following 8 sized units: -

**Unit 1 – 127.6m<sup>2</sup>**

3 bedrooms

**Unit 2 – 119.5m<sup>2</sup>**

3 bedrooms

**Unit 3 – 114.6m<sup>2</sup>**

3 bedrooms

**Unit 4 – 139.6m<sup>2</sup>**

3 bedrooms

**Unit 5 – 149.5m<sup>2</sup>**

3 bedrooms

**Unit 6 – 122.5m<sup>2</sup>**

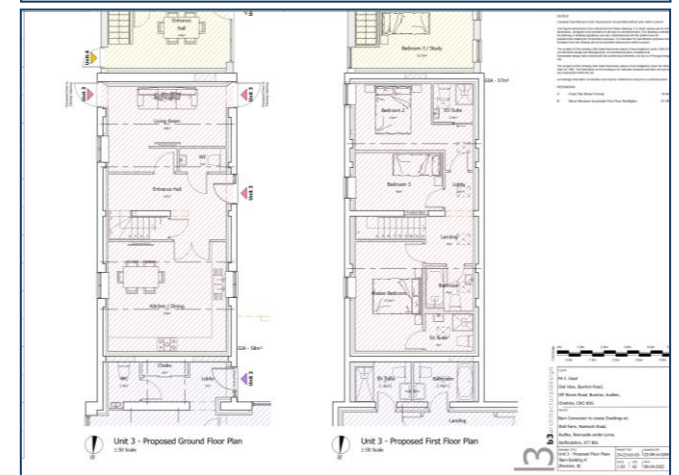
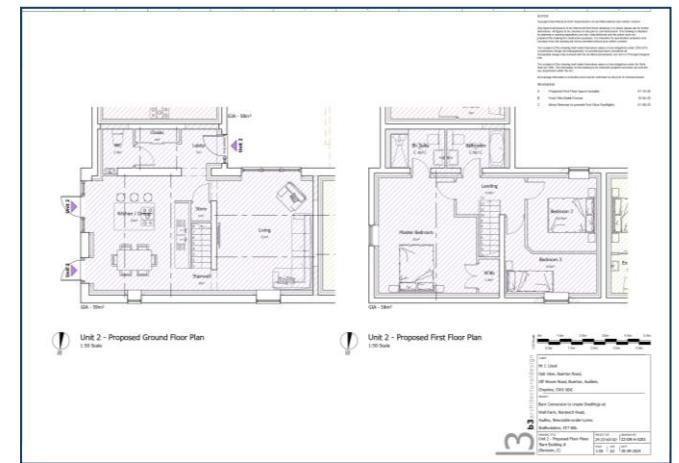
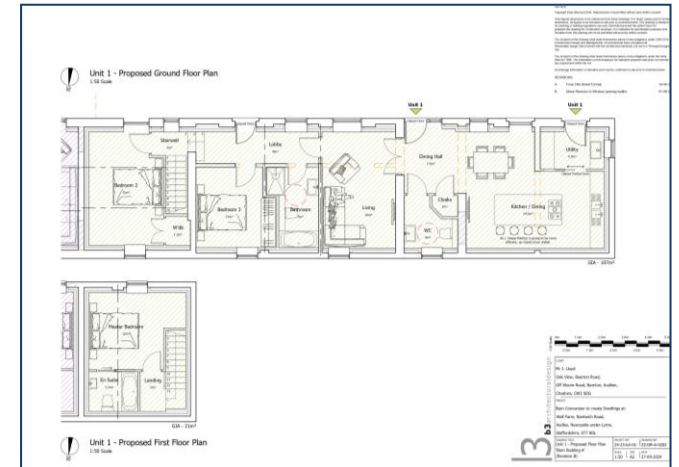
3 bedrooms

**Unit 7 – 110.0m<sup>2</sup>**

2 bedrooms

**Unit 8 – 108.9m<sup>2</sup>**

2 bedrooms

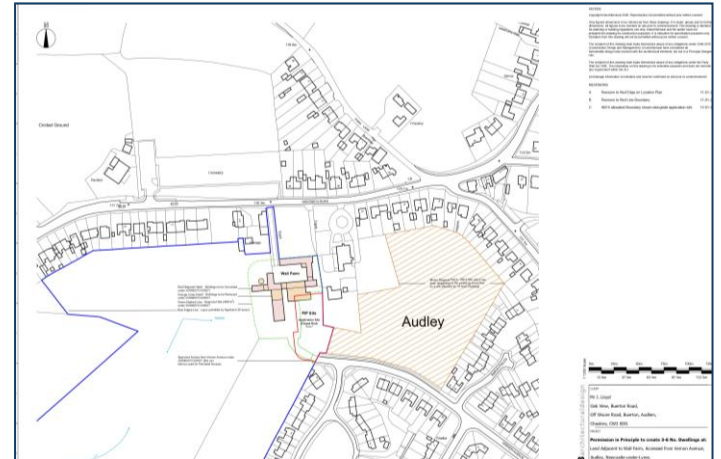






## PLANNING IN PRINCIPLE FOR 3 TO 6 RESIDENTIAL DWELLINGS AT WALL FARM

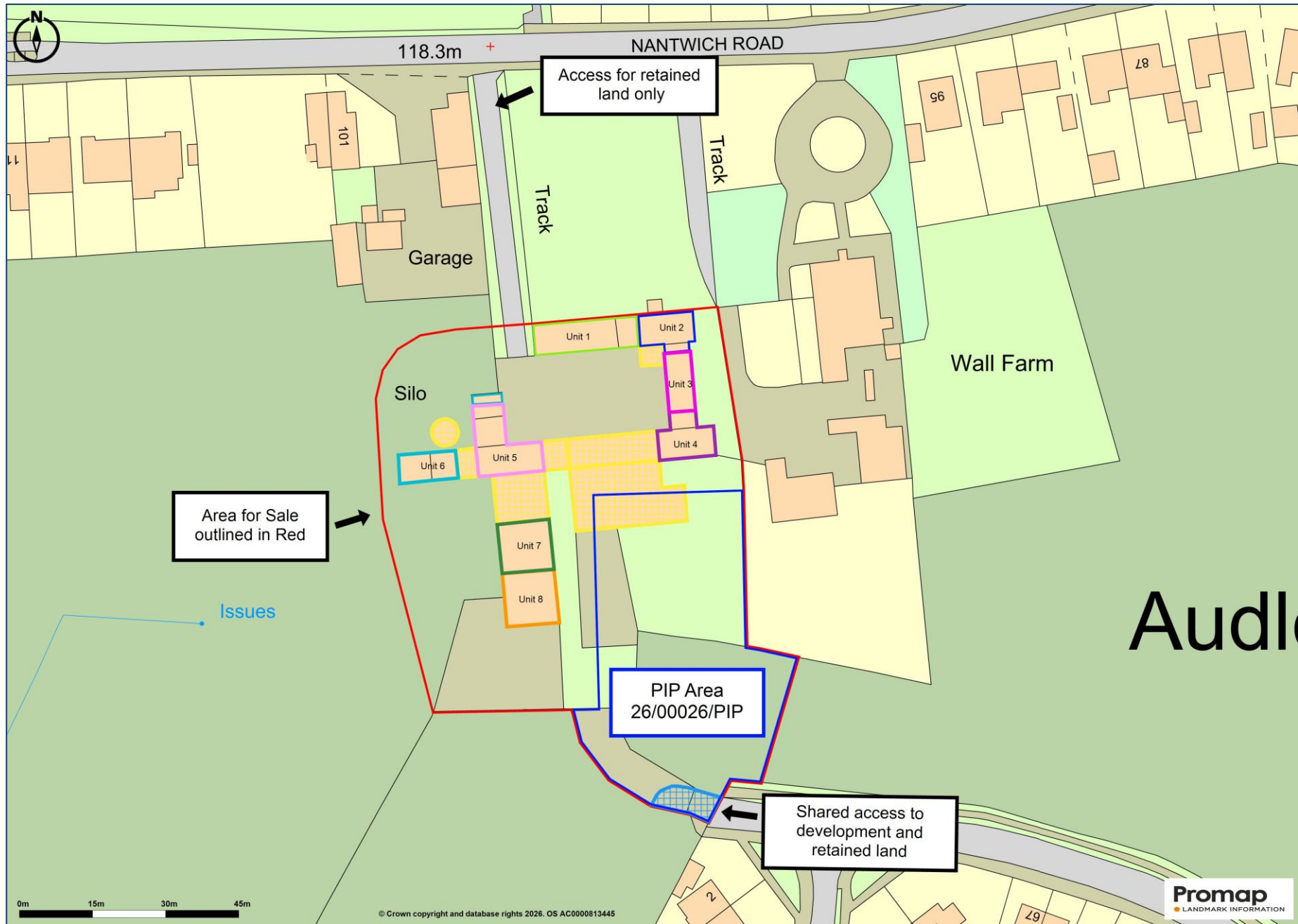
The planning in principle proposes the construction of 3 detached 5 bedroom dwellings or 6 semi-detached 2/3 bedroom dwellings to the South of traditional barns. The site extends to approximately 0.53 acres. The planning in principle can be found under planning reference 26/00026/PIP on the Newcastle – under – Lyme Borough Council website.





# SITE PLAN

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



## **SERVICES**

We understand that there is a mains electricity connection on site, however, a water supply will need to be installed and interested parties should make their own enquires regarding this.

## **ACCESS**

Vehicular access to the site will be from Vernon Avenue only and this will be shared for access to the retained land. The access from Nantwich Road will be retained for access to the surrounding retained farmland only.

## **PLANNING PERMISSION**

All applications and related information can be found on the Newcastle under Lyme Borough Council website, under the following planning application numbers: - 25/00657/COUNOT and 26/00026/PIP.

## **SITE PLAN**

The building plan provided above is not to scale and should be used for identification purposes only. The plan indicates the positioning of each barn, showing the 8 units in different colours and also shows the outbuildings to be demolished, as required by the planning permission, hatched in yellow.

## **LOCAL AUTHORITY**

The local authorities are Staffordshire County Council and Newcastle under Lyme Borough Council, to whom all enquiries of planning or other relevant matters should be addressed.

## **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](mailto: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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