



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



LOT 2 - Tompkin Head Farm Tompkin Road Stanley, Stoke-On-Trent, ST9 9NA

FOR SALE AS A WHOLE OR IN THREE LOTS - LOT 2
Two Traditional Stone Barns with Planning Permission for Residential Development.

Barn A - comprises a traditional two storey stone & tile barn with and adjoining single storey brick and tile lean to. The approximate GIA of the dwelling will be 219metre squared and has the benefit of solar panels on its south facing roof slope. With planning permission for conversion into a single spacious five bedroom residential dwelling.

Barn B - comprises a two storey and part single storey stone & tile agricultural barn with adjoining concrete block and sheeted construction single storey lean to. The approximate GIA of the dwelling will be 222 metre squared. With planning permission for conversion into a single spacious three bedroom residential dwelling.

Additional Land Available by separate negotiation.

Offers In The Region Of £400,000

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- For Sale as a Whole or in Three Lots
- With Far Reaching Views
- Two Traditional Barns With PP for Residential
- Ideal Development Opportunity
- In a Beautiful Rural Setting
- Further 7.75 Acres Available by Separate Negotiation

[Directions](#)

[PLEASE DOWNLOAD THE ATTACHED BROCHURE](#)



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

