



Graham Watkins & Co
CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Horton Hay House Farm, Newtown, Biddulph, Stoke-On-Trent, ST8 7SW
For Sale by Private Treaty

OIRO £600,000



Horton Hay House Farm offers an exciting opportunity to acquire a two-bedroom detached property sitting in 3.75 acres or thereabouts, in the heart of the Staffordshire Moorlands with breathtaking views over the Staffordshire Moorlands and Peak District National Park. The property currently provides two-bedroom accommodation but has excellent scope to extend into the adjoining building which is in sound order.

The further buildings situated in the yard area provide huge scope for agricultural or equestrian uses and have a host of alternative uses subject to necessary planning consents. Viewing is thoroughly recommended to appreciate the opportunities this property provides.





SITUATION

Horton Hay House Farm is situated close to the small rural village of Biddulph Moor, located in the Staffordshire Moorlands.

The property lies approximately 2.7 miles from Rushton Spencer, 3.3 miles northeast of Biddulph and 5.8 miles from Leek.

DIRECTIONS

From our Leek office, head northwest on the A523 known as Macclesfield Road for approximately 1.7 miles before turning left onto Rudyard Road. From Rudyard head right onto Camrose Hill and follow for approximately 3 miles coming to Top Road. Turn right and follow round the corner on Newtown Road and Horton Hay House Farm will be situated on the right signposted by one of our 'For Sale' signs.

what3words:

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HORTON HAY HOUSE FARM

Horton Hay House Farm is a brick and tile farmhouse accompanied by a range of outbuildings, sizeable garden to the front along with kitchen garden and to the rear, fenced off garden space, benefitting from approximately 3.38 acres or thereabouts of grassland to the rear.

Front Door into Entrance Porch

Entrance Porch

Windows to two elevations

Living Room – 4.04m x 3.91m

Log burner with stone hearth & surround, radiator, carpet floor, double glazed windows to two elevations

Reception Room – 3.49m x 3.59m

Rayburn set on hearth, tiled floor and glazed window to one elevation with stairs to first floor off

Kitchen – 2.76m x 5.00m

Range of kitchen base and wall units, tiled floor, radiator and windows to one elevation.

Small Corridor with Bathroom Off

Bathroom – 3.51m x 1.79m

Bath, WC, hand wash basin, radiator, tiled floor and window to one elevation.

Accessed from Kitchen:

Utility Room – 1.71m x 2.14m

Tiled floor and window to one elevation.

Utility Room – 3.60m x 2.38m

Concrete floor and door to front of property.



Staircase leading to First Floor

Bedroom One – 4.31m x 3.43m

Carpet flooring, two radiators and windows to two elevations

Office Room – 3.38m x 2.20m

Carpet flooring, loft access, radiator and window to one elevation

Bedroom Two – 2.38m x 3.55m

Accessed through Office Room, carpet flooring, exposed ceiling beams, radiator and velux window.

OUTSIDE

To the front of the property is a sizeable garden along with kitchen garden, fenced off garden space to the rear and parking in the yard for multiple vehicles

OUTBUILDINGS

Horton Hay House Farm has the benefit of a small range of agricultural buildings as follows:

Adjoining Workshop – 3.45m x 3.73m

Workbench with stairs to first floor storage.

Storage Room – 3.79m x 3.42m

Former Shippon – 4.45m x 4.29m

Stone and tile with two concrete raised stalls

Hay Store – 12.49m x 9.12m

Corrugated steel sheeting, wooden beams and part brick wall with chattered stone floor.

Cattle Housing – 9.60m x 7.16m

Breeze block & steel beam constructed, corrugated sheet roofing, concrete floor with raised cattle stalls



LAND

The land at Horton Hay House Farm extends to 3.38 acres or thereabouts of sound grassland. The land is laid to permanent grassland with access from the farmyard and additional single gated road access from Newtown Road. The land would be suitable for a range of uses such as grazing, mowing or as equine paddocks. The land is highlighted **RED** on the attached plan.

Further details of the land are listed below:

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
5826	Grassland	1.36 Hectares Or 3.38 Acres or Thereabouts

ADDITIONAL LAND AVAILABLE

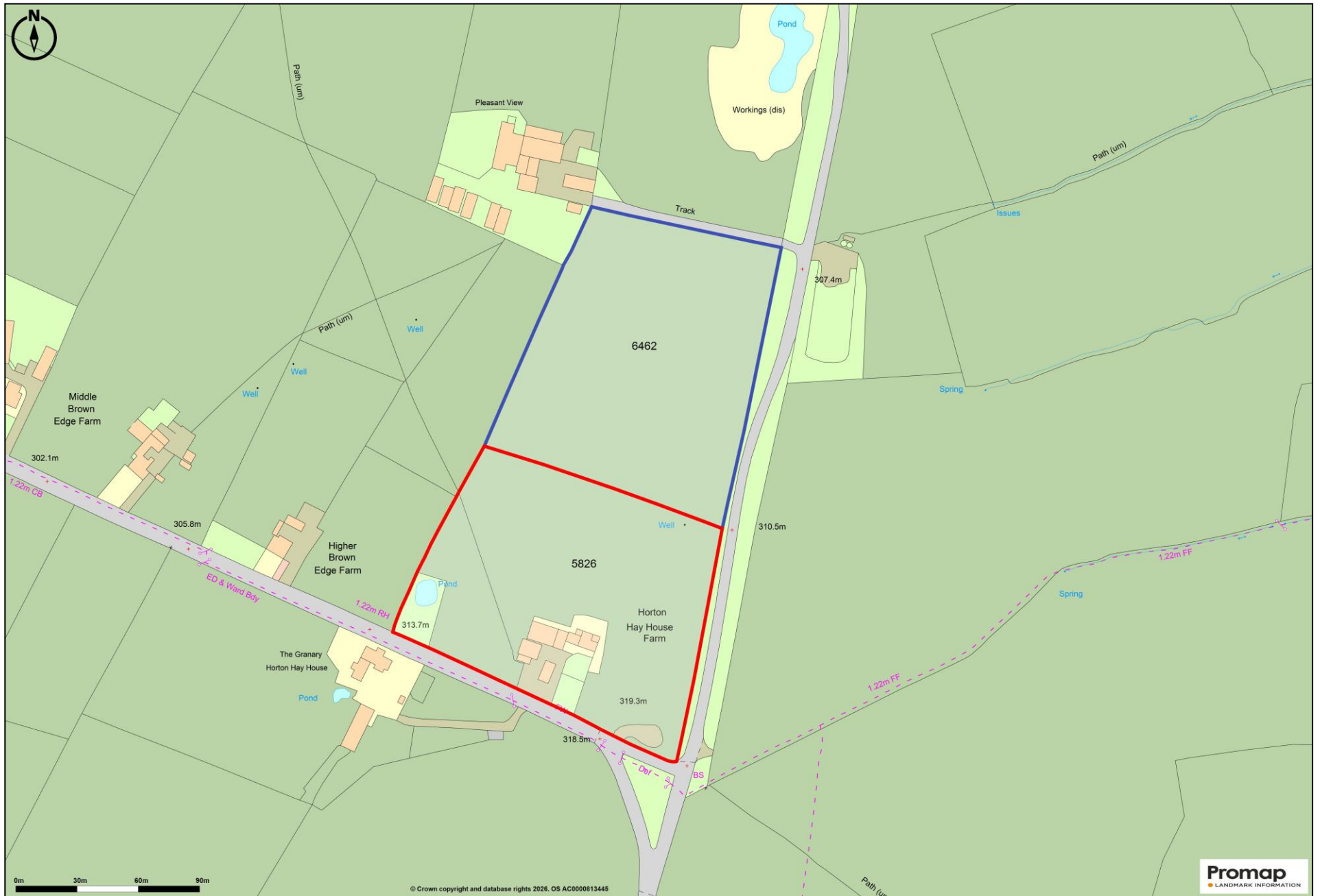
There is an additional 3.60 acres or thereabouts of permanent grassland available through separate negotiation and highlighted **BLUE** on the attached plan.

ENERGY PERFORMANCE CERTIFICATE

Horton Hay House Farm Newtown Biddulph STOKE-ON-TRENT ST8 7SW		Energy rating <div style="font-size: 48px; font-weight: bold; color: white; background-color: #0056b3; padding: 10px; display: inline-block;">C</div>		Score	Energy rating	Current	Potential
		92+	A		98 A		
Valid until 14 April 2036		Certificate number 6100-1258-0122-2691-3463		81-91	B		
				69-80	C	77 C	
Property type Detached house		Total floor area 126 square metres		55-68	D		
				39-54	E		
				21-38	F		
				1-20	G		

SITE PLAN WITH ADDITIONAL LAND AVAILABLE – OUTLINED IN BLUE

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



SERVICES

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

COUNCIL TAX BAND

The property falls under the council tax band E.

LOCAL AUTHORITY

The local authorities are Staffordshire Moorlands District Council, Staffordshire County 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 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, quasi-easements 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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