



MOAT FARM BARNs, CHURCH LANE

Gayton, Stafford, ST18 0HL



A SUBSTANTIAL DEVELOPMENT SITE

An excellent opportunity to develop an outstanding site in rural
Staffordshire.

Local Authority: Stafford Borough Council

Council Tax band: n/a

Tenure: Freehold

Guide Price: £600,000



MOAT FARM BARNS

Set along Church Lane, a no through road, Moat Farm Barns is a substantial development site located in the village of Gayton. Bound to one side by Sandon Estate land, the site enjoys a wonderful open aspect to the one side with far reaching views.

Planning permission was granted under the below applications for the conversion of the buildings to six dwellings as well as associated applications as set out below.

- APP/Y3425/W/25/3359180, APP/Y3425/W/25/3359181 and APP/Y3425/W/25/3359182 granted permission for the conversion of Barns A, B and C.
- 24/39115/FUL granted permission for the conversion of Barn D.
- 24/39109/FUL granted permission for the use of agricultural land to amenity land for proposed barn conversions, including landscaping and access works.







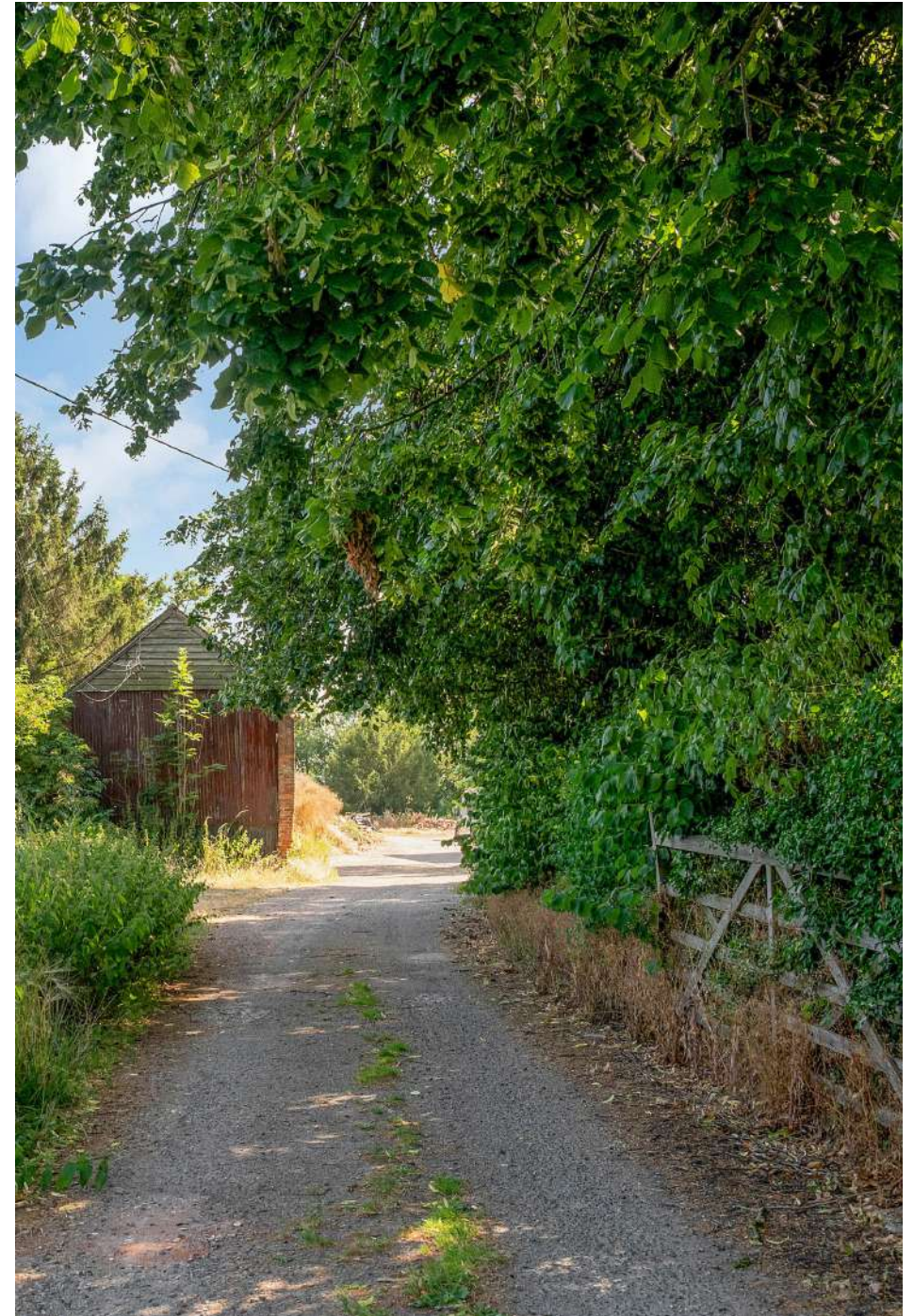
LOCATION

Moat Farm Barns is located in the ever-popular village of Gayton, just under 7 miles from the county town of Stafford. The larger village of Weston lies just 1.5 miles away and offers a wider range of village amenities including public houses, schools, hotel, village shop and church. The well renowned Weston Hall is located on the edge of the village and offers fine dining as well as luxury accommodation. Sandon is located a little further afield and benefits from a village store, active cricket club, Mumbles Day nursery and The Dog & Doublet Inn. The village hall at Gayton offers regular events throughout the year including quiz nights, nature day events, easter egg hunts and more whilst St Peter's Parish Church offers regular services. Moat Farm Barns is well placed for accessing the regional road network with the M6 at J14 providing efficient access to the M6 Toll, M42, M1 and A50. Birmingham Airport is approximately 37 miles and East Midlands Airport is approximately 38 miles. Stafford railway station is positioned on the West Coast mainline and offers intercity services to London Euston in just one hour and twenty minutes. The station also provides access to Birmingham in around half an hour and to Manchester in an hour. There is an excellent range of schooling within the area including Yarlet School, Stafford Grammar School, Denstone College, St Dominic's Stone and Newcastle-under-Lyme School.



AGENTS NOTES

1. The permissions have various conditions attached and a buyer should carefully review these.
2. Buyers should make their own enquiries into the availability of utilities.
3. Please refer to the Harrowby Estates land plan showing the area for sale, as this is larger than the area subject to planning.
4. The brown shaded area on the Harrowby Estates plan denotes a right of way rather than the area being transferred.





GROUND FLOOR PLAN

Floor space = 177.6m²
Including internal waste
and excluding
outbuilding

MOAT FARM, CHURCH LANE, GAYTON. ST18 OHL -
BARN A PROPOSED CONVERSION:
PROPOSED FLOOR PLAN



Client: Harrowby Estates
Drawing No: YB00239-P-A010
Scale: 1:100 @ A3
Revision: 'A' For Planning Application April '24



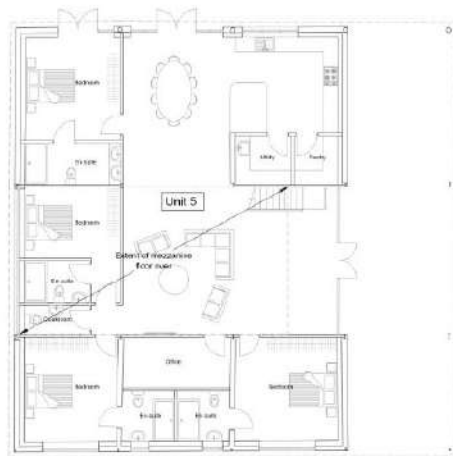
GROUND FLOOR PLAN

Floor space
Unit 2 = 95.9m²
Unit 3 = 95.9m²
Unit 4 = 95.3m²

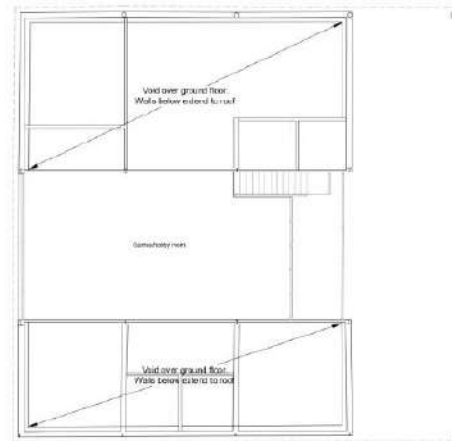
MOAT FARM, CHURCH LANE, GAYTON. ST18 OHL -
BARN B PROPOSED CONVERSION:
PROPOSED FLOOR PLAN



Client: Harrowby Estates
Drawing No: YB00239-P-B010
Scale: 1:100 @ A3
Revision: 'A' For Planning Application April '24



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

Floor space
Ground floor = 212.8m²
Mezzanine = 66.3m²
Total = 279.1m²

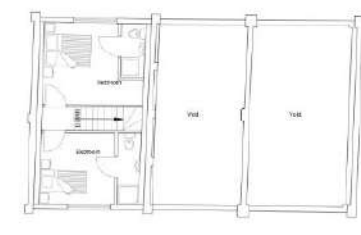
MOAT FARM, CHURCH LANE, GAYTON. ST18 OHL -
BARN C PROPOSED CONVERSION:
PROPOSED FLOOR PLANS



Client: Harrowby Estates
Drawing No: YB00239-P-C010
Scale: 1:100 @ A3
Revision: 'A' For Planning Application April '24



GROUND FLOOR



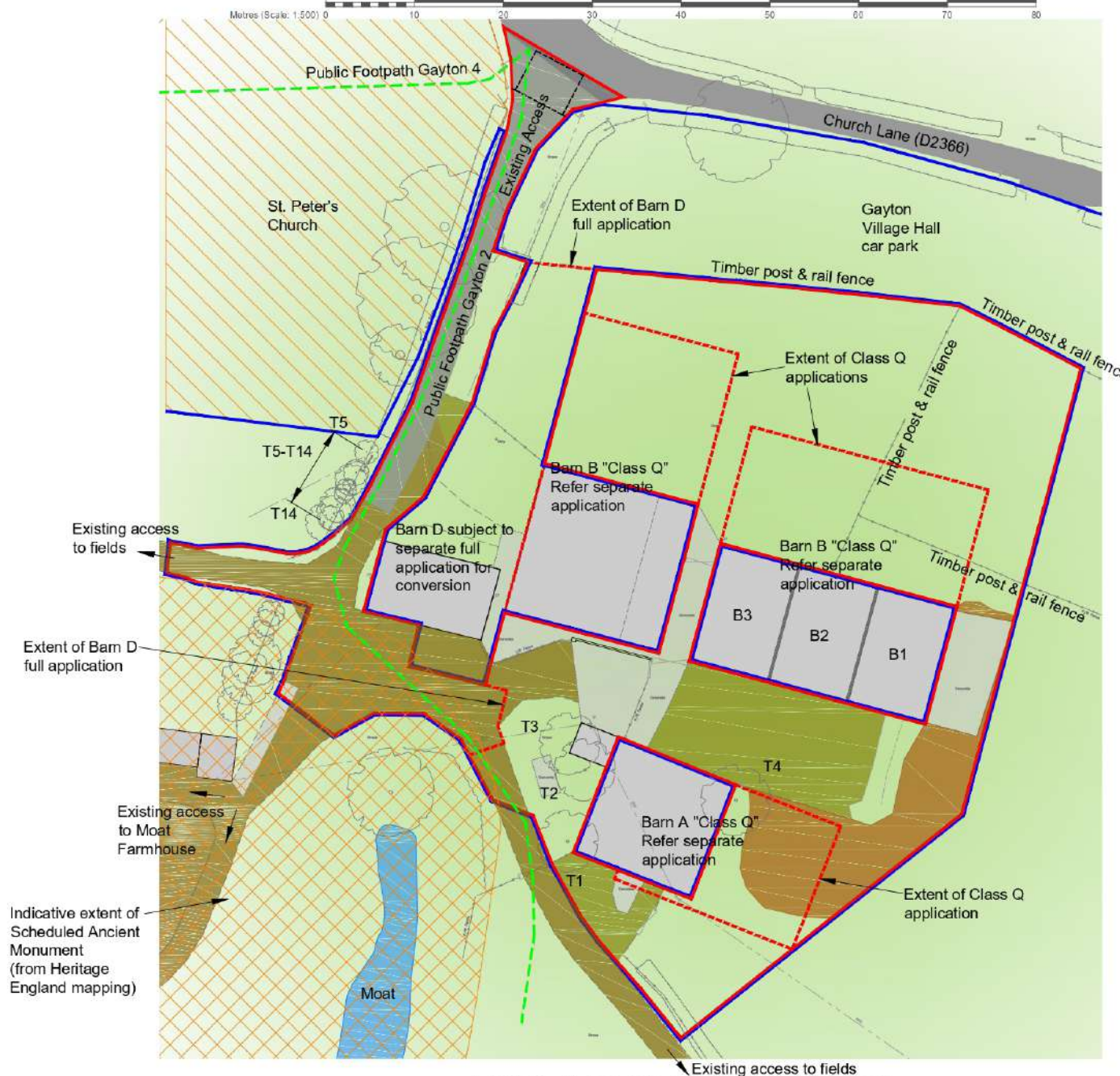
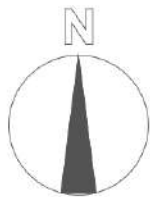
FIRST FLOOR

MOAT FARM, CHURCH LANE, GAYTON. ST18 OHL -
BARN D PROPOSED CONVERSION:
PROPOSED FLOOR PLANS



Client: Harrowby Estates
Drawing No: YB00239-P-D010
Scale: 1:100 @ A3
Revision: 'A' For Planning Application Nov '24

Note:-
Refer drg. P-D005 for existing
roof plan, no changes proposed



- Key:-**
- Proposed development boundary
 - Existing tarmac & concrete access in poor repair
 - Existing concrete paving
 - Existing compacted hardcore paving
 - Existing compacted hardcore paving in poor repair/grassed over
 - Existing bare earth churned up by vehicle activity
 - Indicative extent of Scheduled Ancient Monument (from Heritage England mapping)
 - Indicative extent of curtilage of Grade II* listed St. Peter's Church

Tree Schedule

Tree trunk Ø measured at 1.5m height

No.	Type	Height	Trunk Ø at 1.5m height	Spread	Proposal
T1	Ash	7.6m	300mm	4.3m	Remove
T2	Ash	8.6m	200/220mm	4.0m	Remove
T3	Ash	8.4m	220/180mm	4.3m	Remove
T4	Ash	7.9m	170/300mm	3.8m	Remove
T5	Conifer	3.4m	80mm	1.4m	Remain
T6	Conifer	5.3m	130mm	1.5m	Remain
T7	Conifer	3.4m	100mm	1.8m	Remain
T8	Conifer	3.2m	100mm	0.8m	Remain
T9	Conifer	3.3m	90mm	1.2m	Remain
T10	Conifer	3.1m	80mm	1.1m	Remain
T11	Conifer	5.9m	130mm	2.0m	Remain
T12	Conifer	7.2m	170mm	2.0m	Remain
T13	Conifer	5.3m	120mm	1.4m	Remain
T14	Conifer	5.2m	160mm	2.1m	Remain

EXISTING SITE PLAN (1:500)

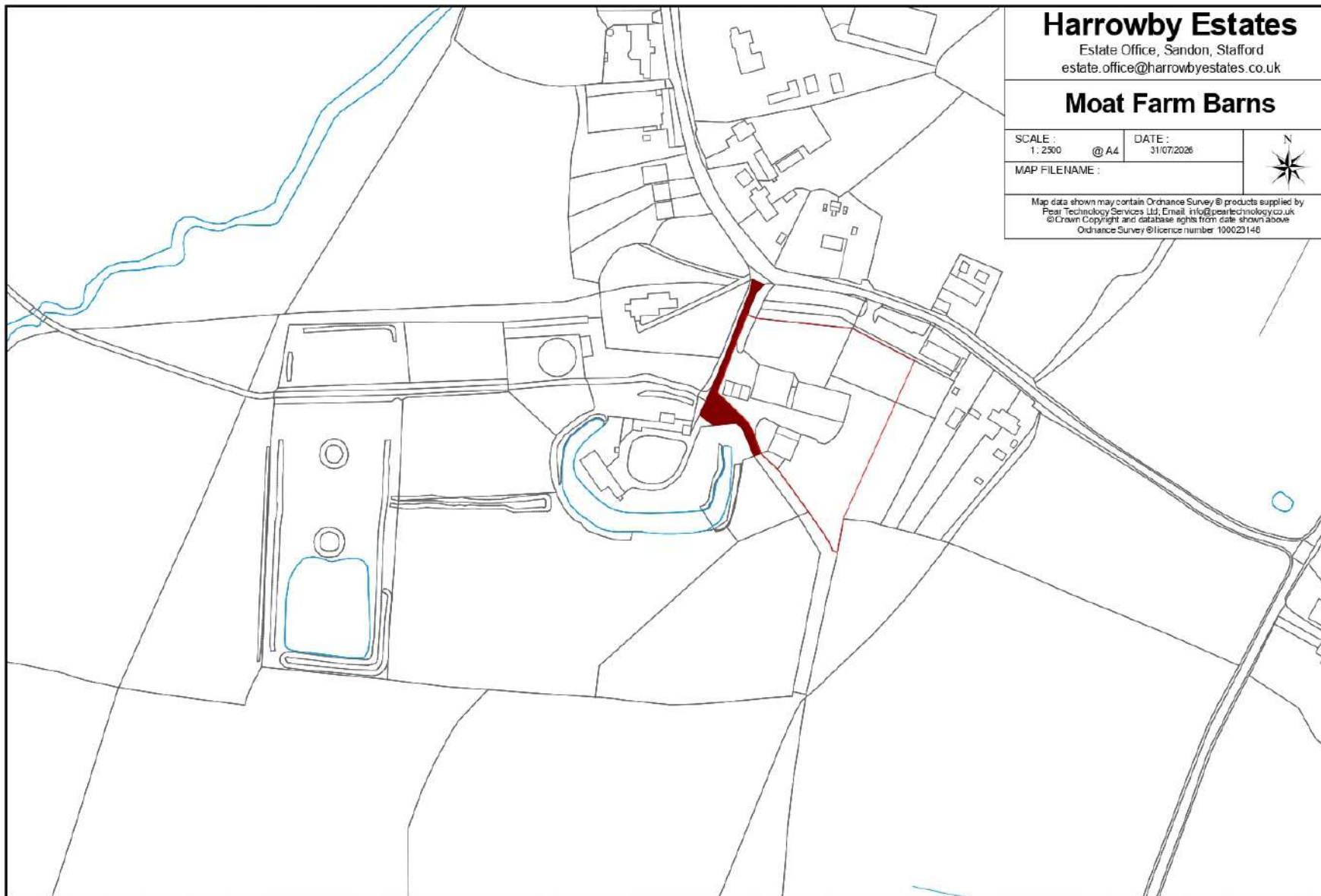
MOAT FARM, CHURCH LANE, GAYTON. ST18 OHL - PROPOSED ACCESS & AMENITY LAND: EXISTING SITE PLAN

YES PLANNING
The Moat House, 133 Newport Road,
Stafford. ST16 2EZ.
Tel: 01785 229 626

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Client: Harrowby Estates
Drawing No.: YBD09239-P-L002
Scale: 1:500/1:2500 @ A3
Revision: "E" For Planning Application
Aug. '24

Rev "E" - Red & blue lines revised



Harrowby Estates

Estate Office, Sandon, Stafford
estate.office@harrowbyestates.co.uk

Moat Farm Barns

SCALE :
1:2500

@ A4

DATE :
31/07/2026



MAP FILENAME :

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We would be delighted
to tell you more.

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