



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Tompkin Head Farm
Tompkin Road, Stanley, Stoke-on-Trent, ST9 9NA
For Sale by Private Treaty
Available as a Whole or in Three Lots

Tompkin Head Farm offers a unique opportunity to purchase a rural development site, available as a whole or in three lots located in the North Staffordshire countryside.

The site comprises a spacious farmhouse; two stone and tile agricultural barns and one portal frame agricultural building. The agricultural buildings have secured planning permission agreed and once developed will provide three substantial dwellings with spacious living accommodation throughout. The site is positioned in a desirable rural location, surrounded by idyllic countryside and far-reaching views.

Tompkin Head Farm would be of interest to developers, investors and speculators, including those looking to create a truly unique and modern family home in a rural setting. An early viewing is highly recommended to embrace the potential the site has to offer.

**What3Words///laugh.lam
enting.spoke**





SITUATION

Tompkin Head Farm is situated close to the small village of Stanley in the North of Staffordshire and has stunning views towards the Roaches. The property and development site are located close to all amenities and are approximately 5.3 miles from Leek, 8.4 miles from Stoke-on-Trent and 13.3 miles from Congleton.

DIRECTIONS

From our office in Leek, head south on the A53 for approximately 2.5 miles before turning left onto Micklea Lane. Where the road splits, keep to the right heading into Denford. Follow this road for 1.5 miles before reaching the top of the hill at which point, take a left turn onto Black Bank Road. After 0.8 miles where the road splits, take a right turn onto Tompkin Road where the property will be located on the right hand side after 0.3 miles as signposted

**TOMPKIN HEAD FARM, TOMPKIN ROAD,
STANLEY, STOKE-ON-TRENT, ST9 9NA**

AVAILABLE AS A WHOLE OR IN THREE LOTS

**WHOLE – TOMPKIN HEAD FARMHOUSE, A RANGE OF TRADITIONAL AND MODERN FARM
BUILDINGS WITH PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT**

OFFERS IN THE REGION OF £1,100,000

LOT ONE – TOMPKIN HEAD FARMHOUSE

OFFERS IN THE REGION OF £450,000

**LOT TWO – TWO TRADITIONAL STONE BARNs WITH PLANNING PERMISSION FOR
RESIDENTIAL DEVELOPMENT**

OFFERS IN THE REGION OF £400,000

**LOT THREE – PORTAL FRAME AGRICULTURAL OUTBUILDING WITH PLANNING PERMISSION
FOR RESIDENTIAL DEVELOPMENT**

OFFERS IN THE REGION OF £250,000

LOT ONE – TOMPKIN HEAD FARMHOUSE

Tompkin Head Farmhouse comprises a brick and tiled five-bedroom dwelling, with a spacious annex to the left elevation which could be used in conjunction with or entirely separate from the main living accommodation. The property is South facing and catches an abundance of sunlight providing natural lighting throughout the dwelling. The North of property offers generous views over idyllic countryside expanding towards the Roaches.

The property can be shown edged in red on the attached plan.

The dwelling comprises the following accommodation: -

Front Door giving access to: -

Side Porch – 1.99m x 0.94m

With a tiled floor.

Downstairs WC

With WC and a frosted UPVC double glazed window to the side elevation.

Downstairs Shower room

With enclosed shower cubicle, wash hand basin, boiler, wall mounted cabinet and a frosted UPVC double glazed window to the rear.

Kitchen – 3.72 x 2.78m

With laminate flooring, radiator, a range of wall and floor mounted kitchen units including an electric oven with extractor fan over, one and a half bowl sink with drainage basin and a large UPVC double glazed window to the rear aspect. This room offers picturesque views expanding towards the Roaches.

Lounge – 3.73m x 4.25m

With radiator, carpet floor, feature fireplace and UPVC windows to side and front.



Hallway

With carpet floor, stairs off, radiator and under stair storage.

Conservatory – 3.58m x 3.26m

With carpet floor, UPVC double glazed windows to three elevations and double door to front.

Living Room – 4.26m x 3.73m

With wood effect flooring, log burner, radiator and UPVC window to front,

Staircase leading to **First Floor Landing** and giving access to: -

Bedroom One – 3.74m x 4.27m

With carpet floor, fireplace, radiator, windows to side and front.

Bedroom Two – 4.27m x 3.70m

With carpet floor, fireplace, radiator, window to front elevation.

Bedroom Three – 2.81m x 3.71m

With carpet floor, radiator, window to rear elevation.

Bedroom Four – 2.80m x 2.72m

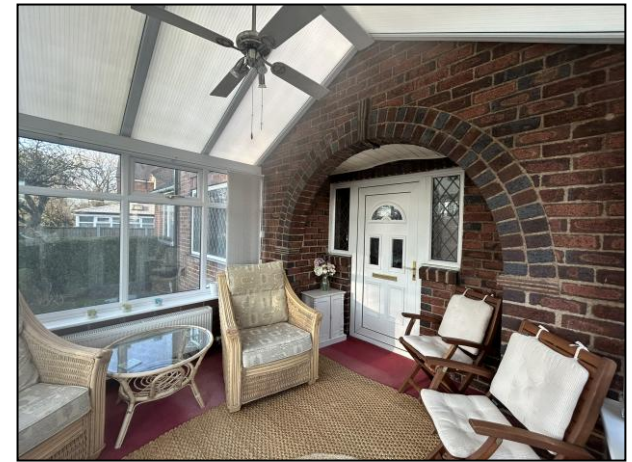
With carpet floor and windows to side and rear elevations.

Bathroom

With carpet floor, panel bath, pedestal sink, fully tiled walls, built in cupboard and frosted window to rear.

Separate WC

With low flush WC, frosted window to rear and fully tiled walls.



The annex comprises the following accommodation: -

Kitchen – 3.62m x 3.80m

Laminate floor, radiator, range of floor and wall mounted units, sink with drainage basin and window to side elevation.

Porch

With tiled floor and external door.

Utility – 1.20m x 2.06m

With laminate floor, plumbing for washer and dryer, airing cupboard and frosted window to side.

Bathroom – 1.90m x 2.76m

With laminate floor, radiator, pedestal sink, low level WC, Bidet, full tiled walls, panel bath with Triton shower overhead and frosted window to side.

Living Room – 2.63m x 3.65m

With carpet floor, radiator, stairs off and window to front. Currently used as a bedroom.

Staircase from the Dining Room leads to: -

Bedroom/ Office – 2.85m x 3.59m eaves height

OUTSIDE

To the front of the property is a modest hedged garden and the side of the property offers parking for multiple vehicles. To the rear of the property there will be a further garden area, this can be shown on the attached plan.

ADDITIONAL LAND AVAILABLE

There is approximately 7.75 acres of grassland to the rear of the site available to prospective buyers of any lot to purchase at an additional price allowing for the extension of plots and providing extended garden/ parking space. The land can be shown edged in pink on the attached plan below.





LOT ONE
TOMPKIN HEAD FARMHOUSE

LOT TWO – TWO TRADITIONAL STONE BARN WITH PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

BARN A

The site comprises a Southern facing two storey traditional stone and tile barn, with an adjoining single storey brick and tile lean to. The outbuilding has recently had the benefit of securing planning permission for the conversion into a single spacious five-bedroom residential dwelling. The approximate GIA of the dwelling will be 219m² and has the benefit of solar panels on its south facing roof slope.

The amenity area will be created to the east and northwest of the barn. To the east the amenity area will be created by an existing area of hardstanding, and to the northwest the area will be enclosed by retained walls.

Lot Two can be shown edged in blue on the attached site plan.

The barn approximately extends to: -

Traditional Two Storey Barn – 12.93m x 8.02m

Adjoining Stone Barn comprising: -

Old Dairy – 3.61m x 2.92m

Store – 4.76m x 6.92m

PLANNING PERMISSION

The traditional building has permitted development for the change of use for the Conversion to a single five-bedroom residential dwelling. The application was made under the Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended, and the effective decision date was 28th November 2025. Full details can be found under planning application number SMD/2025/0082 available through Staffordshire Moorlands District Council.



BARN B

The site comprises a two storey and part single storey stone and tile agricultural barn, with an adjoining concrete block and sheeted construction single storey lean to and is situated to the north of Lot Two. The outbuilding has recently had the benefit of securing planning permission for the conversion into a single spacious three-bedroom residential dwelling. The approximate GIA of the dwelling will be 222m².

The planning application requires the opportunity to remove a large section of the concrete and sheeted lean to which is attached to the stone barn. The amenity area for the dwelling will be located to the north and the east and enclosed by hedgerow. The north area to have a boundary enclosed by post and rail fence.

The barn approximately extends to: -

Stone and Tile Barn – 6.17m x 23.11m

Concrete Block and Sheeted Lean to – 7.12m x 21.48m

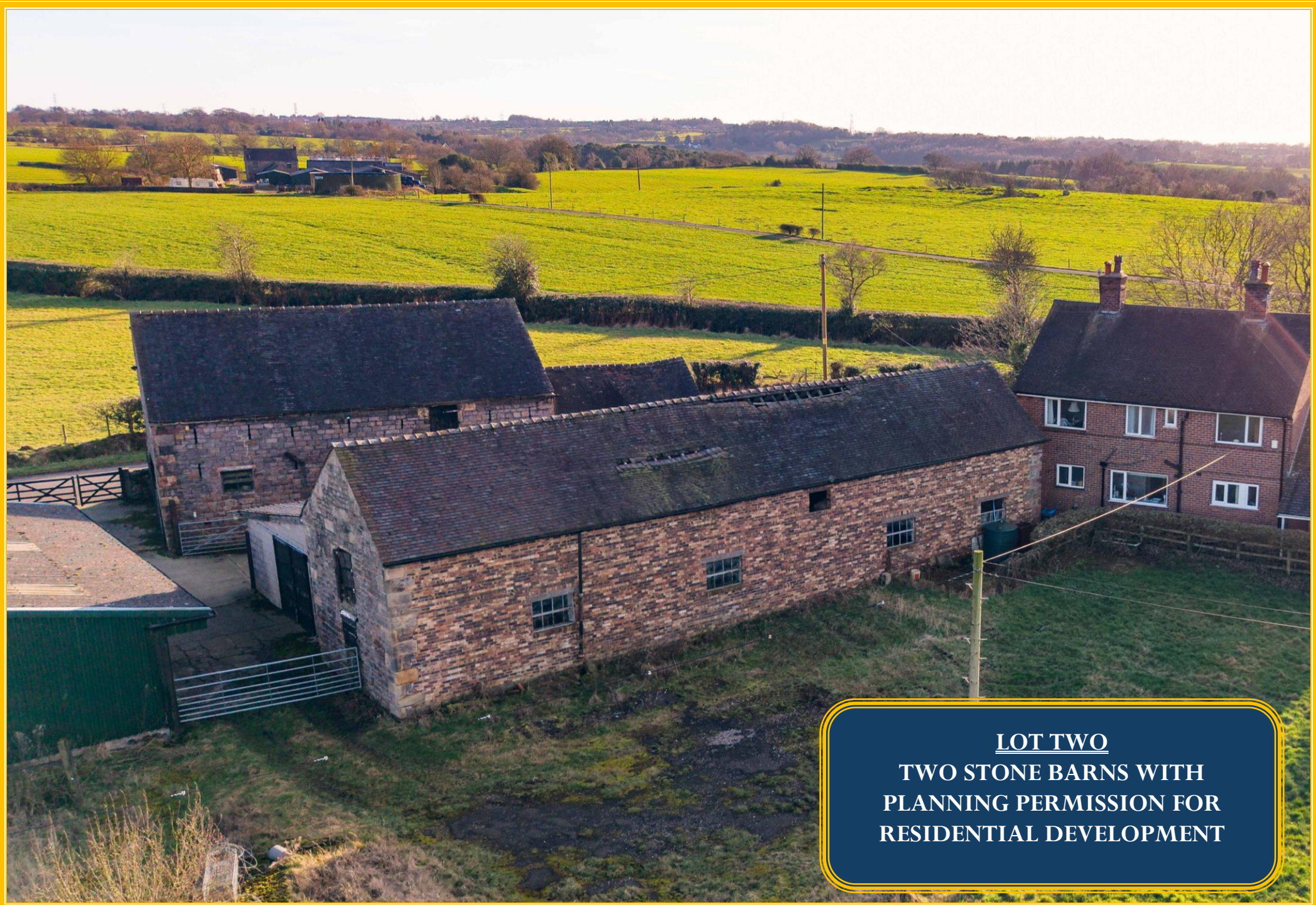
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ADDITIONAL LAND AVAILABLE

There is approximately 7.75 acres of grassland to the rear of the site available to prospective buyers of any lot to purchase at an additional cost; providing extended garden/ parking space. The land can be shown edged in pink on the attached plan below.





LOT TWO
TWO STONE BARNs WITH
PLANNING PERMISSION FOR
RESIDENTIAL DEVELOPMENT

LOT THREE – PORTAL FRAME AGRICULTURAL OUTBUILDING WITH PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

The site comprises a portal framed agricultural building with sheeted sides and roof and concrete floor, with a portal frame and sheeted lean to the south and west of the principal building. The agricultural building is situated to the Southeast of Lots Two and Three, at the far end of the site. The outbuilding has recently had the benefit of securing planning permission for the conversion into a single spacious five-bedroom residential dwelling.

The approximate GIA of the dwelling will be 385m² and the application proposes the demolition of the two adjoining outbuildings.

The amenity area for the dwelling will be located to the south, with an off-road parking area to the east allowing space for multiple vehicles. The vehicular access will be via the existing access off Tompkin Road.

Lot three can be shown edged in green on the attached site plan below.

The portal frame building with planning permission approximately extends to: -

Portal Frame and Sheeted: - 8.87m x 23.01m

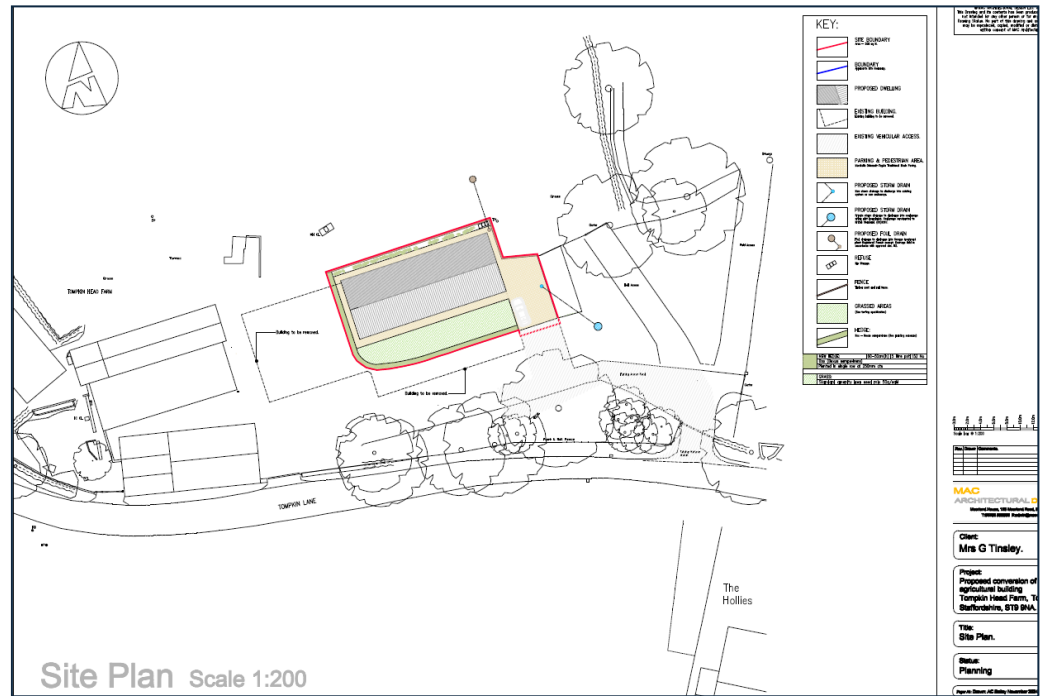
PLANNING PERMISSION

The traditional building has permitted development for the change of use for the Conversion to a single five-bedroom residential dwelling. The application was made under schedule 2, Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the effective decision date was 7th April 2025. Full details can be found under planning application number DET/2025/0002 available through Staffordshire Moorlands District Council.

ADDITIONAL LAND AVAILABLE

There is approximately 7.75 acres of grassland to the rear of the site available to prospective buyers of any lot to purchase at an additional cost; providing extended garden/ parking space. The land can be shown edged in pink on the attached plan.



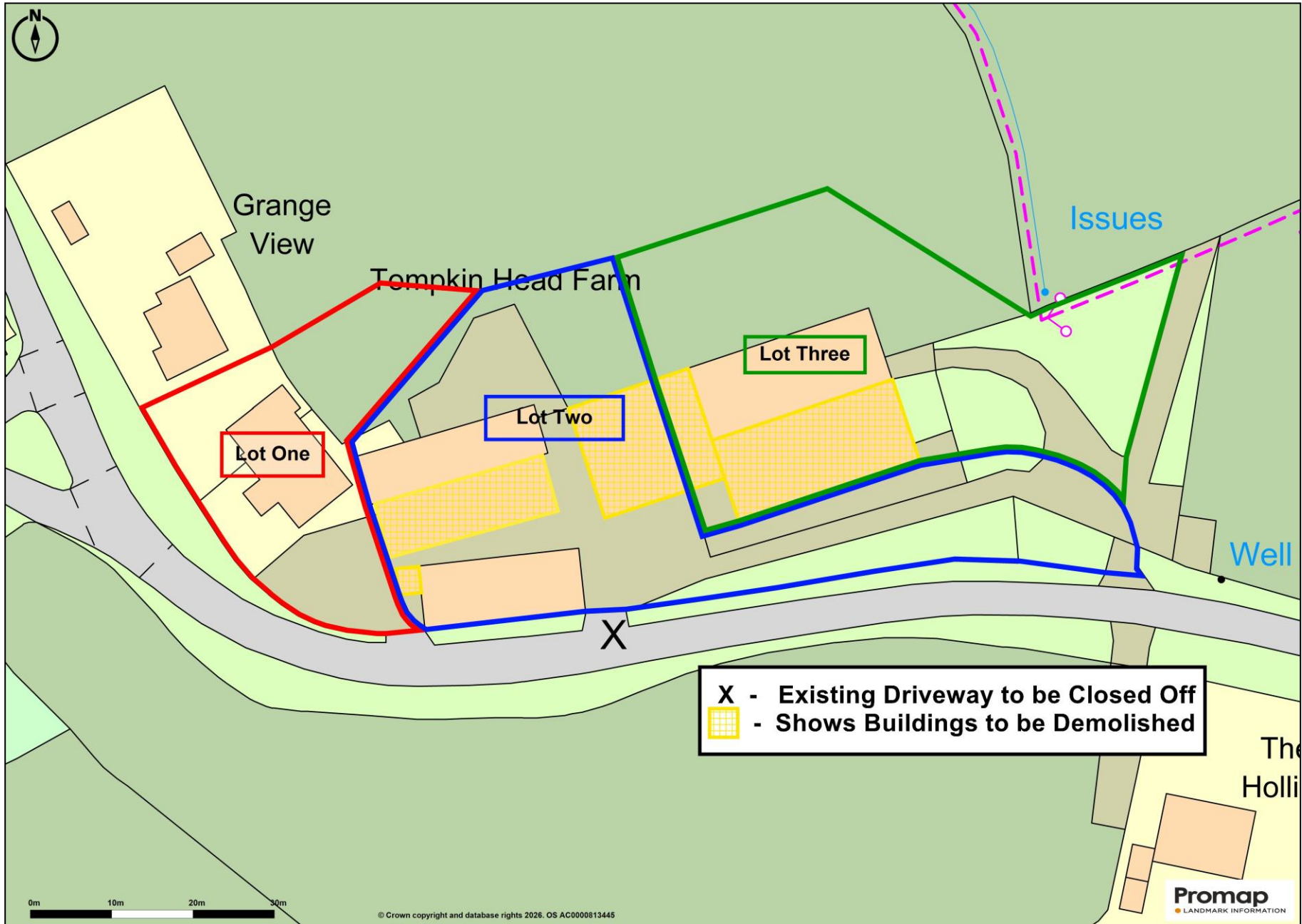




LOT THREE
**PORTAL FRAME AGRICULTURAL
OUTBUILDING WITH PLANNING
PERMISSION FOR RESIDENTIAL
DEVELOPMENT**

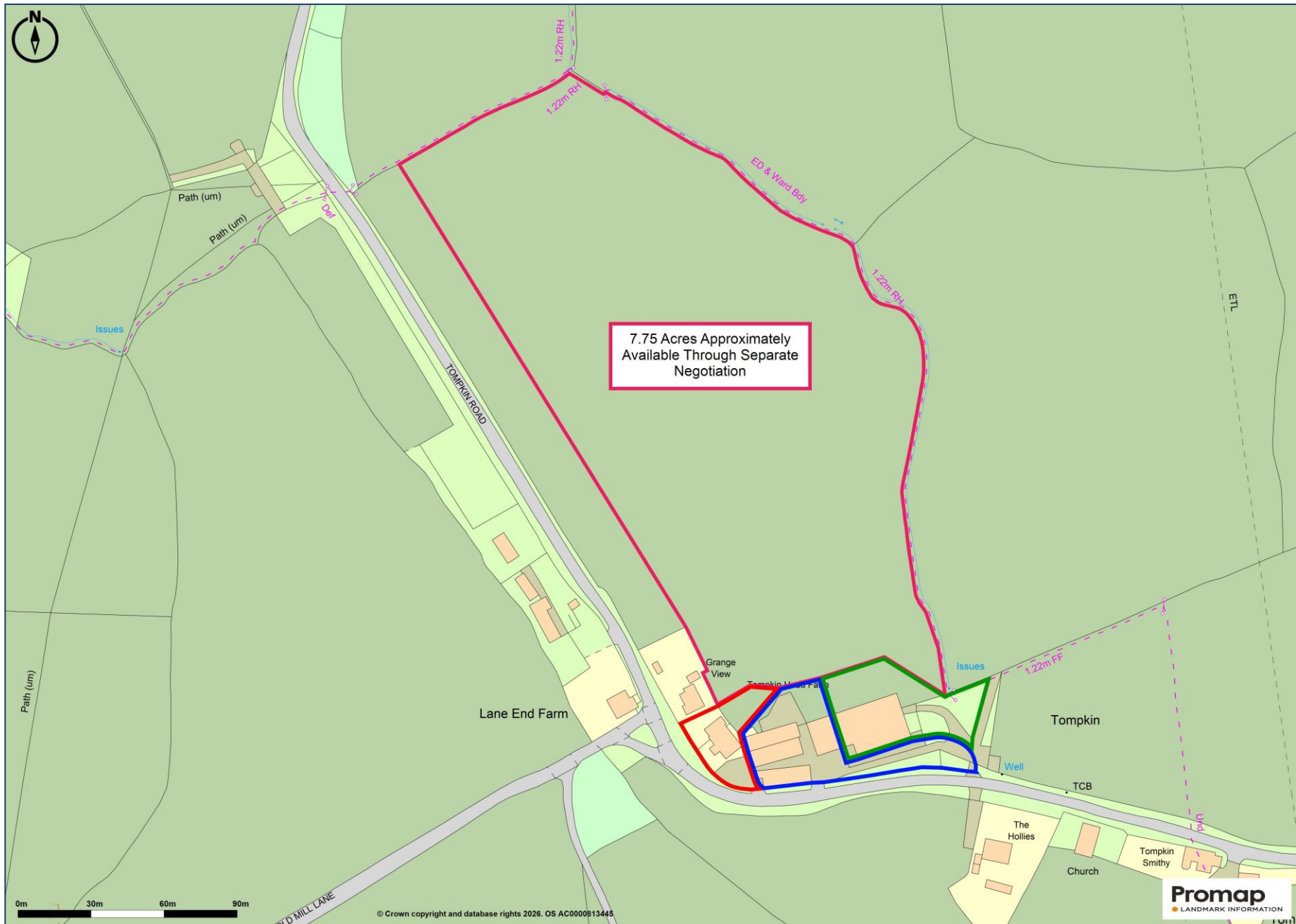
SITE PLAN

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



ADDITIONAL LAND AVAILABLE

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



SERVICES

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

There is currently no independent water supply to the buildings and land and interested parties should make their own enquiries regarding new connections if required.

ACCESS

Vehicular access to the site will be at the far eastern end, with a new driveway made to serve as a turning areas and associated parking areas for each dwelling. The existing access adjacent to Lot Two is to be blocked off.

PLANNING PERMISSION

All applications and related information can be found on the Staffordshire Moorlands District Council website, under the following planning application numbers: - SMD/2025/0082 and DET/2025/0002.

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 lots and area available in red, blue and green and also shows the outbuildings to be demolished, as required by the planning permission, hatched in yellow.

ADDITIONAL LAND

There is approximately 7.76 acres of grassland to the rear of the site available to prospective buyers to purchase at an additional cost; providing extended garden/ parking space. The land can be shown edged in pink on the attached plan.

SOLAR PANELS

The brick and tile barn comprising Lot Two is subject to a number of Solar panels situated on its south facing roof slope. The electricity produced is used to feed the electricity demand in the main farmhouse, with remaining electricity fed back to the grid on a tariff basis.

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council, to whom all enquiries of planning or other relevant matters should be addressed.

COUNCIL TAX BAND

Tompkin Head Farmhouse is in council tax band F.

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.



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