



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Carr House Farm
Carr Lane, Audley, Stoke-on-Trent, ST7 8DP
For Sale by Private Treaty
Available as a Whole or in Five Lots



SITUATION

Carr House Farm is situated close to the large village of Audley in the Northwest of Staffordshire, close to the South Cheshire border. The property and development site are located close to all amenities and are approximately 5.5 miles from Newcastle – under – Lyme, 4 miles from Alsager and 7.5 miles from Crewe.

DIRECTIONS

From Newcastle under Lyme, follow Knutton Lane (B5367) until merging onto High Street. After approximately 4 miles continue onto Shraleybrook Road, and after 1 mile turn right onto Carr Lane. Continue along Carr Lane for approximately 0.5 miles and Carr House Farm will be situated on the right hand side signposted with one of our Agents 'For Sale' signs.



Carr House Farm offers a unique opportunity to purchase a rural development site, available as whole or in five lots located in Northwest Staffordshire, close to the South Cheshire border.

The site consists of a spacious farmhouse, two agricultural buildings creating substantial dwellings from agricultural buildings and 35 acres of organic grassland. The site is positioned in a sought after semi-rural location, surrounded by countryside, close to all amenities and well situated to having easy access to good road links including the A500 and M6 offering an excellent opportunity to purchase a project in a desirable area.

The sites would be of interest to developers, investors and speculators, as well as those looking to create a unique rural development for themselves. An early viewing is highly recommended to embrace the potential and space this rural property has to offer.

**CARR HOUSE FARM, CARR LANE,
AUDLEY, STOKE-ON-TRENT, ST7 8DP**

AVAILABLE AS A WHOLE OR IN FIVE LOTS

**WHOLE - CARR HOUSE FARM, RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
WITH PLANNING CONSENT AND 35.56 ACRES OF GRASSLAND**

OFFERS OVER £1,450,000

LOT ONE – CARR HOUSE FARMHOUSE AND 2.37 ACRES OF GRASSLAND

OFFERS OVER £450,000

**LOT TWO - TRADITIONAL BRICK BARN WITH PLANNING PERMISSION AND 0.78 ACRES OF
GRASSLAND**

OFFERS OVER £250,000

**LOT THREE – PORTAL FRAME BUILDING WITH PLANNING PERMISSION AND 2.05 ACRES OF
GRASSLAND**

OFFERS OVER £300,000

LOT FOUR – 1.80 ACRES OF GRASSLAND

OFFERS OVER £30,000

LOT FIVE – 28.88 ACRES OF GRASSLAND

OFFERS OVER £425,000

LOT ONE - CARR HOUSE FARMHOUSE AND 2.37 ACRES OF GRASSLAND

Carr House Farmhouse comprises a tile and rendered three-bedroom dwelling, benefiting from generous gardens to the front and a further former orchard to the side extending to 0.37 acres or 1518m². Having the benefit a further two acres of level grassland to the front of the property.

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

The house briefly comprises of the following: -

Front Door giving access to: -

Entrance Hallway

With carpet floor, WC off and radiator.

WC

With WC, hand wash basin and window to one elevation.

Dining Room – 4.59 x 3.49m

With tiled floor, Rayburn, built in cupboards and window to one elevation.

Kitchen– 3.98 x 2.19m

With a range of wall and base units, tiled floor, window to one elevation and door out.

Utility – 4.36 x 1.84m

With tiled floor, radiator, and window to one elevation.

Living Room – 4.27 x 4.58m

With carpet floor, fire in tile surround, radiator, and window to one elevation.

Snug – 3.62 x 3.25m

With carpet floor, fire in tile surround, radiator, and window to one elevation.



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

Bedroom One – 3.97 x 4.61m

With carpet floor, radiator, and window to one elevation.

Bedroom Two – 4.62 x 4.28m

With carpet floor, fireplace, radiator, and window to one elevation.

Bedroom Three – 3.26 x 3.36m

With carpet floor, radiator and window to one elevation.

Bathroom

With carpet floor, radiator, WC hand wash basin, built in cupboard and window to one elevation.

OUTSIDE

To the rear of the property lies a large traditional garden with a further former orchard to the side of the property.

PLANNING PERMISSION

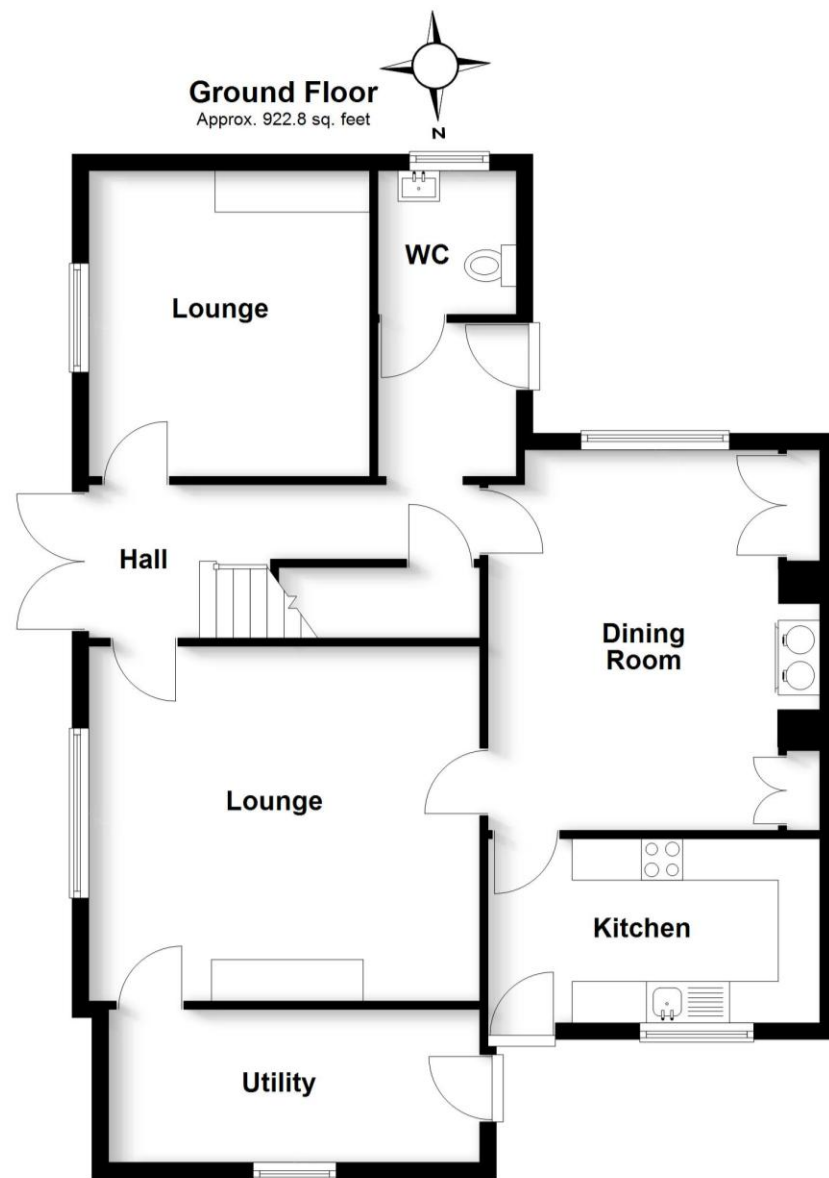
The orchard area is subject to a planning application for permission in principle for the development of 1 – 2 residential dwellings. The permission was refused and has since been appealed, further information regarding the application and the appeal can be under planning application number 25/00689/PIP on the Newcastle – under – Lyme Borough Council website.

LAND

To the front of the property is a parcel extending to 2 acres or thereabouts altogether, and is Relatively level in nature. The land has been farmed organically for a number of years and Has a pond situated to its Northeastern boundary.



FLOOR PLAN



Total area: approx. 1649.5 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

<div>Carr House Farm Carr Lane STOKE-ON-TRENT ST7 8DP</div>		<div>Energy rating</div> <div>E</div>		<div>Score</div> <div>92+</div>	<div>Energy rating</div> <div>A</div>	<div>Current</div> <div>Potential</div>	<div>75 C</div>
<div>Valid until</div> <div>9 December 2035</div>		<div>Certificate number</div> <div>2862-1229-9244-1111-3625</div>		<div>81-91</div>	<div>B</div>		
				<div>69-80</div>	<div>C</div>		
				<div>55-68</div>	<div>D</div>		
				<div>39-54</div>	<div>E</div>		
<div>Property type</div> <div>Detached house</div>				<div>21-38</div>	<div>F</div>	<div>42 E</div>	
<div>Total floor area</div> <div>153 square metres</div>				<div>1-20</div>	<div>G</div>		



LOT ONE
CARR HOUSE FARMHOUSE AND
2.37 ACRES OF GRASSLAND

LOT TWO - TRADITIONAL BRICK BARN WITH PLANNING PERMISSION AND 0.78 ACRES OF GRASSLAND

The site extends to 1054m² or thereabouts altogether and comprises a traditional brick and tile cattle building, with loft above extending to 220 m² GIA and has a 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 four-bedroom residential dwelling. The site currently also comprises a further traditional single storey brick and tile shuppen and further portal frame buildings to the rear. The planning decision requires for these ancillary buildings to be demolished.

PLANNING PERMISSION

The traditional building has permitted development for the change of use to be converted into a single four-bedroom residential dwelling. Full details can be found under planning application number is 25/00254/COUNOT. 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. The effective decision date was 7th July 2025. All details of the application are available through Newcastle – under – Lyme Borough Council website by entering the above planning reference.

LAND

The land included with Lot Two extends to 0.78 acres or thereabouts of grassland to the rear of the site. The land is relatively level in nature, with good road frontage.

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



Building B (proposed first floor plan) - 105 sqm GIA

Building B (proposed ground floor plan) - 115 sqm GFA

Building 2 (proposed south-east elevation)

Building B (proposed north-west elevation to Car Lane)

Building B (exposed north east elevation)

Building 2 (proposed south-west elevation)

All dimensions & levels to be checked and verified by the contractor prior to works commencing. Responsibility is not accepted for errors made by others resulting from the drawing. All construction information should be taken from signed dimensions only. Any work to be reported to the Architect immediately. The copyright of this drawing and design is vested in the Architect and must not be reproduced without written permission.

my description	code
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drawing revision
1287 03

(f) [see also](#)

project
residential development

location
carr house farm
carr lane
audley
stoke-on-trent
ST7 8DP

the
proposed plans and elevations
to building B.

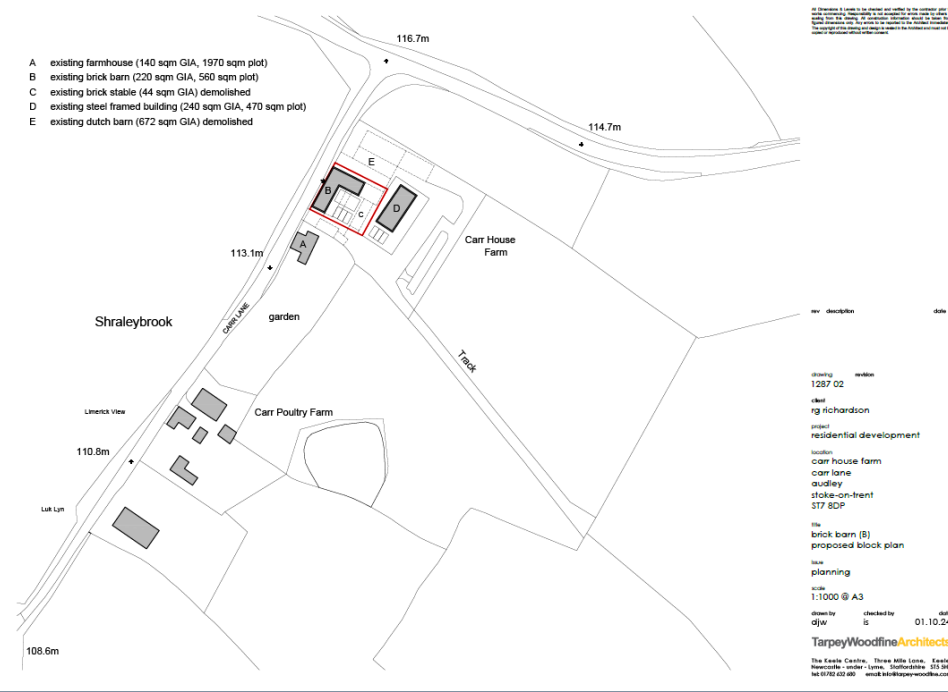
issue
planning

1:100 @ A1

down by checked by date
djw is 15.01.28

TarpeyWoodfineArchitects

The Keels Centre, Three Mile Lane, Keels
Newcastle - under - Lyne, Staffordshire ST5 5BB
tel: 01782 432 680 email: info@tarpey-woodfine.com





LOT TWO
TRADITIONAL BRICK BARN
WITH PLANNING PERMISSION
AND 0.78 ACRES OF GRASSLAND

LOT THREE – MODERN PORTAL FRAME OUTBUILDING WITH PLANNING PERMISSION AND 2.05 ACRES OF GRASSLAND

The second site extends to 2211.58m² or thereabouts in total and comprises a portal frame and sheeted agricultural building, with recent planning permission secured for the development into a two storey 4-bedroom residential dwelling retaining the external cladding and providing new fenestration. The buildings GIA extends to approximately 240m². The site also includes a timber frame and sheeted outbuilding to the rear of the portal frame building.

PLANNING PERMISSION

The traditional building has permitted development for the change of use to be converted into a single four-bedroom residential dwelling. Full details can be found under planning application number 25/00255/COUNOT. The application was made under schedule 2, Part 3 Class Q of the Town and Country

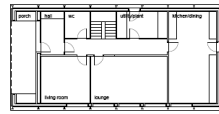
Planning (General Permitted Development) (England) Order 2015 as amended, and the effective decision date was 7th July 2025. All detail of the application is available through Newcastle – under – Lyme Borough Council website by entering the above planning reference.

LAND

The land extends to 2.05 acres or thereabouts altogether and is level in nature. The land is positioned to the side and front of the outbuilding with a large pond to the front also.

Lot Three can be shown edged yellow on the attached plan.





All dimensions & levels to be checked and verified by the architect prior to construction. The client is responsible for ensuring that the site is suitable for the proposed development and that all necessary permissions and consents are obtained.

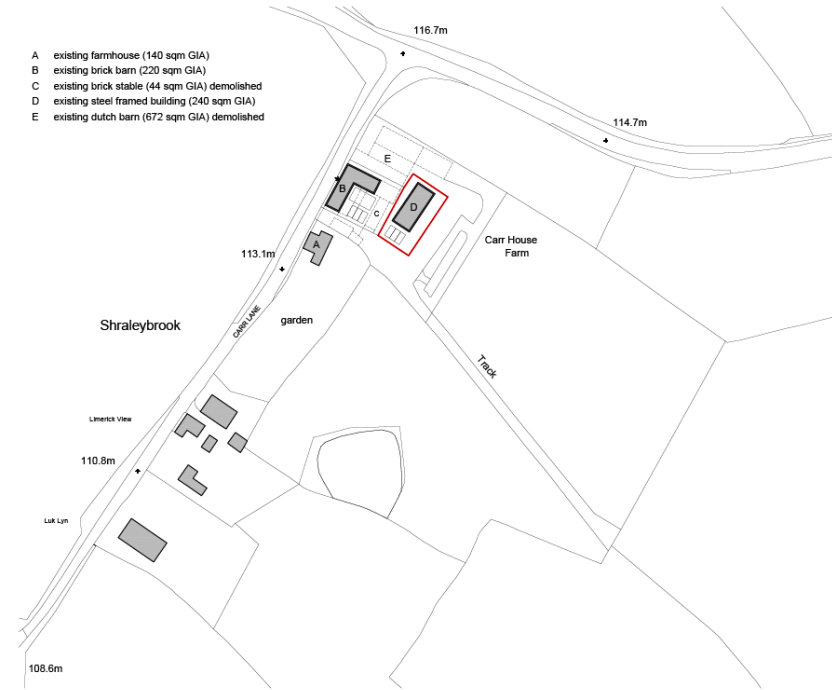
rev. description date

drawing 1287 07
 client rg richardson
 project residential development
 location Carr house farm
 Carr lane
 audley
 stoke-on-trent
 ST7 8DP

the proposed building plans and elevations to building D
 town planning
 scale 1:100 @ A1
 drawn by djw checked by is date 15.01.25
 TarpeyWoodfineArchitects
 The Castle Centre, Three Mile Lane, Eastle, Newcastle-under-Lyme, Staffordshire ST5 5BH
 Tel: 01782 552 885 email: info@tarpeywoodfine.com



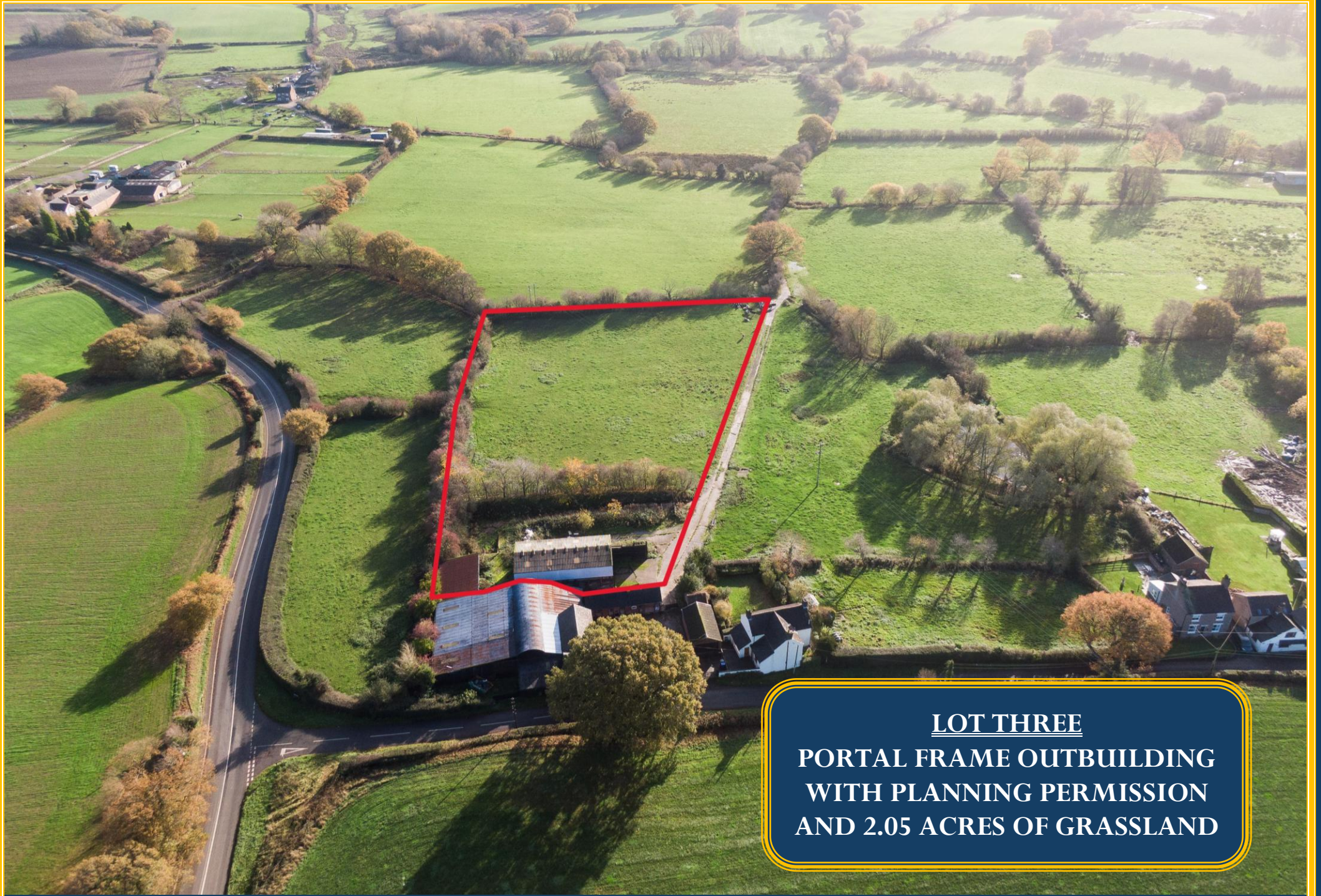
- A existing farmhouse (140 sqm GIA)
- B existing brick barn (220 sqm GIA)
- C existing brick stable (44 sqm GIA) demolished
- D existing steel framed building (240 sqm GIA)
- E existing dutch barn (672 sqm GIA) demolished



drawing 1287 06
 client rg richardson
 project residential development
 location Carr house farm
 Carr lane
 audley
 stoke-on-trent
 ST7 8DP

the metal framed barn (D)
 proposed block plan
 town planning
 scale 1:1000 @ A3
 drawn by djw checked by is date 01.10.24
 TarpeyWoodfineArchitects
 The Castle Centre, Three Mile Lane, Eastle, Newcastle-under-Lyme, Staffordshire ST5 5BH
 Tel: 01782 552 885 email: info@tarpeywoodfine.com





LOT THREE
PORTAL FRAME OUTBUILDING
WITH PLANNING PERMISSION
AND 2.05 ACRES OF GRASSLAND

LOT FOUR – 1.80 ACRES OR THEREABOUTS AT CARR HOUSE FARM

The land extends to 1.80 acres or thereabouts altogether and is relatively level in nature. The land is considered to be in good heart, suitable for mowing or grazing purposes. The land benefits from excellent road frontage from the Nantwich Road, with a shared access via a track marked with X on the attached plan.

The land would be of interest to farmers, equestrians, speculators or those looking for a small parcel of land in the area.

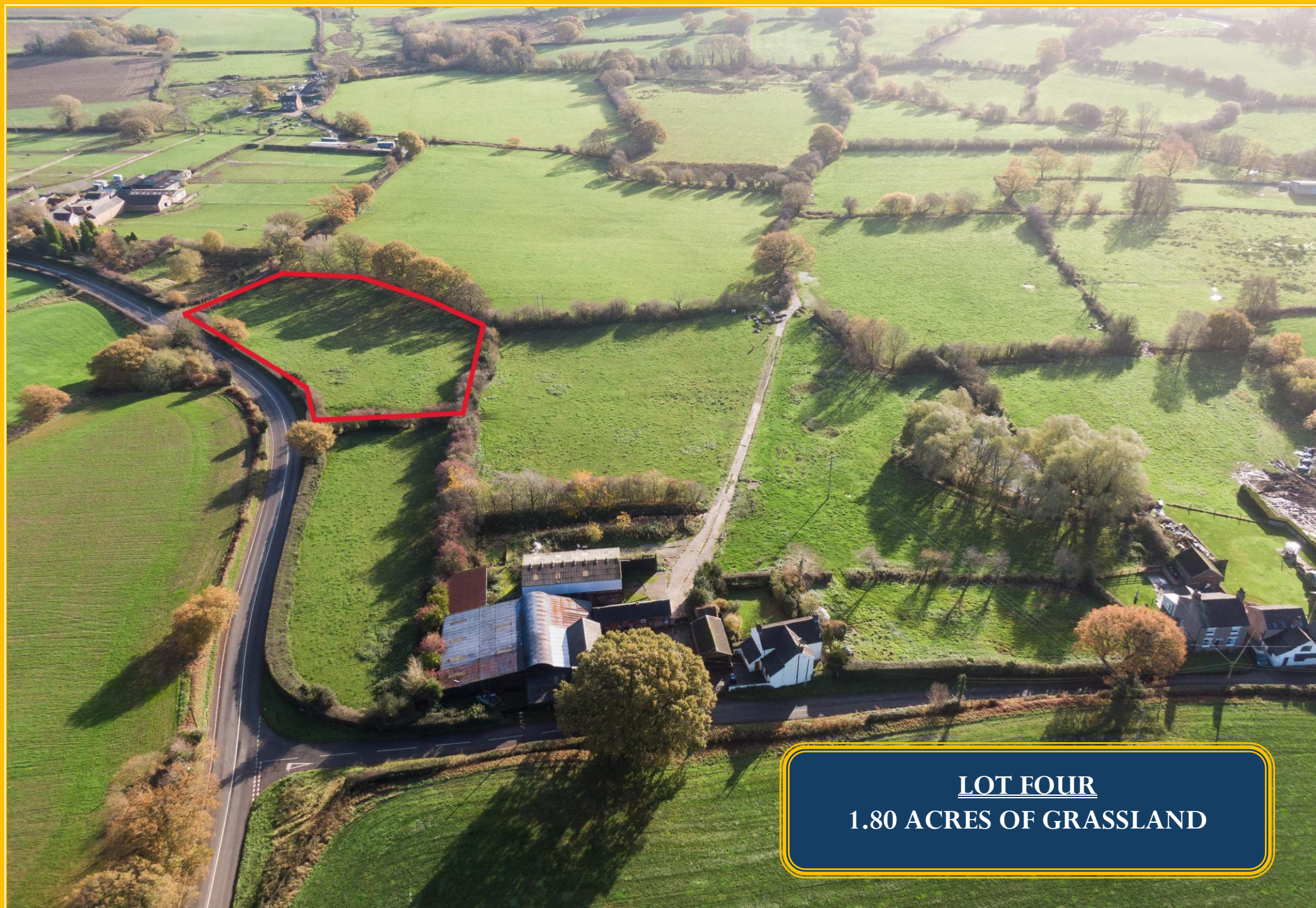
The land can be further described in the following schedule below and can be shown edged in green on the attached plan: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
4316	Grassland	<u>0.73</u> 0.73 Hectares Or 1.80 Acres Or Thereabouts

ENVIRONMENTAL SCHEMES

All of the land is subject to a Sustainable Farming Incentive Agreement (SFI) and Countryside Stewardship Mid-Tier Agreement. The SFI agreement runs from 1st May 2024 to 30th April 2027, and all parcels are subject to this agreement. The Countryside Stewardship Mid-Tier Agreement has been extended to end on 31st December 2026, and the majority of the land is subject to this. Further information regarding the environmental schemes can be found below.





LOT FOUR
1.80 ACRES OF GRASSLAND

LOT FIVE – 28.88 ACRES OR THEREABOUTS OF GRASSLAND

Lot four extends to 28 acres or thereabouts altogether of grassland and is ring fenced. The land is level in nature and considered to be in good heart, suitable for grazing and mowing purposes. The land has been farmed organically for a number of years and to its most southern boundary is the Dean Brook. The land would be of interest to farmers, investors and speculators.

The land benefits from good road frontage and is accessible via the farmyard and via a track from Nantwich Road (B5500).

The land can be further described in the following schedule below and can be shown edged in pink on the attached plan: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
4906	Grassland	3.33
7279	Grassland	3.88
4879	Grassland	1.45
3498	Grassland	<u>3.03</u>
		11.69 Hectares
		Or 28.88 Acres
		Or Thereabouts

ENVIRONMENTAL SCHEMES

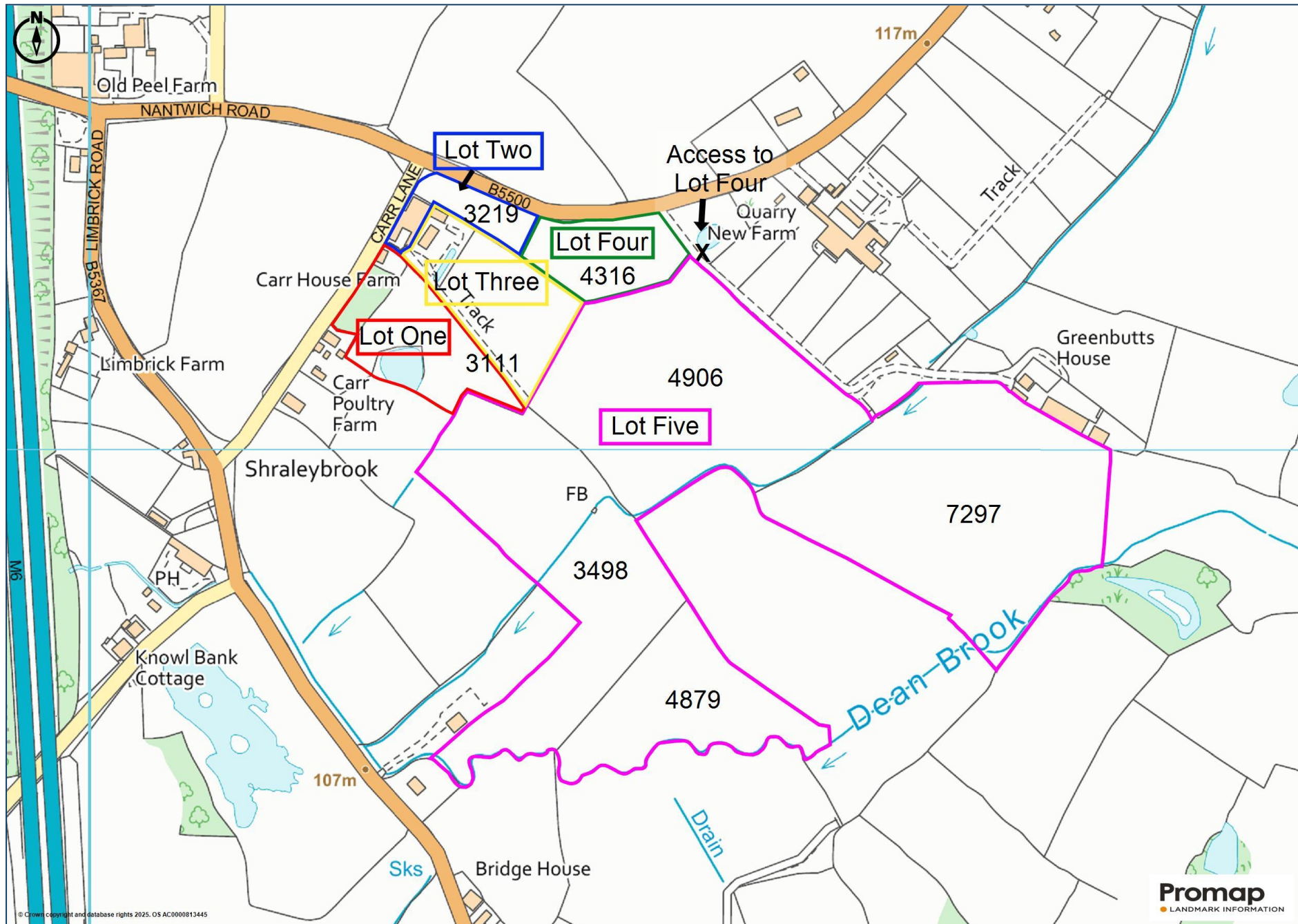
All of the land is subject to a Sustainable Farming Incentive Agreement (SFI) and Countryside Stewardship Mid-Tier Agreement. The SFI agreement runs from 1st May 2024 to 30th April 2027, and all parcels are subject to this agreement. The Countryside Stewardship Mid-Tier Agreement has been extended to end on 31st December 2026, and the majority of the land is subject to this. Further information regarding the environmental schemes can be found below.





LOT FIVE
28.88 ACRES OF GRASSLAND

PLAN OF PROPERTY



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.

ADDITIONAL INFORMATION

The land available with each lot is optional, if an interested party does not wish to buy the land with the lot his can be negotiated.

PLANNING PERMISSION

All planning applications and related information can be found on the Newcastle – under – Lyme Borough Council website, under planning application numbers 25/00689/PIP, 25/00254/COUNOT and 25/00255/COUNOT.

SUSTAINABLE FARMING INCENTIVE AGREEMENT

The land is subject to a Sustainable Farming Incentive and the following parcels 3219, 4316, 3111, 3498, and 4879 are subject to options SAM1, HRW1 and HRW3 under the scheme, with parcel 7297 subject to SAM1, SAM3 and HRW1 and the remaining parcel 4906 is subject to options SAM1, SAM3, HRW1 and HRM3. The scheme began on the 1st May 2024 to 30th April 2027, having a further 17 months remaining before the end of the scheme.

Further information regarding each option can be found on Rural Payments Agency website or alternatively contact our office.

COUNTRYSIDE STEWARDSHIP MID TIER SCHEME

The land is also subject to a Countryside Stewardship Mid Tier Scheme and the following parcels 3219, 4316, 3111, 3498, and 4879 are subject to the options BE3, GS2 and OT1. The scheme was proposed to end this year, 31st December 2025, but has now been extended to end on the 31st December 2026.

Further information regarding each option can be found on Rural Payments Agency website or alternatively contact our office.

OVERAGE CLAUSE

Please note the land comprising Lots Four and Five only are sold subject to an overage clause of 30% over a 25 year period in respect of any increase in value due to planning for future development for non-agricultural purposes.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Carr House Farmhouse is in council tax band D.

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.

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS

TEL: 01538 373308
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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;
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