

# FOR SALE BY INFORMAL TENDER

**TENDER DEADLINE: 12 NOON ON WEDNESDAY 7<sup>TH</sup> DECEMBER 2022**

**a Residential Dwelling with**

**Planning Permission for Extension at**

**Whitleyford Farm Cottage, Shay Lane, Forton, near  
Newport, Staffordshire, TF10 8DL**



**OFFERS IN EXCESS OF: £220,000**

- Planning permission to extend into an attractive family home
- Proposed Gross Floor Area: 129.08 sqm (1,389 sqft)
- Detached traditional cottage
- Attractive rural location
- Good sized garden
- Off road parking

**A41 – 3 mins**  
**Newport – 2.5 miles**

**M6 J14 – 19 mins**  
**Telford Railway Station – 9 miles**

**M54 J3 – 22 mins**  
**Stafford – 10 miles**

## DESCRIPTION

A unique opportunity to purchase a charming three bedroom detached property with planning permission to renovate and extend to create a spacious family home. The property is set centrally within a garden laid to lawn, in a plot of approximately 0.22 acres. There are two garages to the rear of the property providing external storage.

Constructed in 1901, Whitleyford Farm Cottage is a traditional period cottage with views over open countryside. The cottage is built of red brick under a clay tile pitched roof, with single glazed wooden windows. The property has been vacant for some time and offers huge potential for modernisation throughout.

On the ground floor, the property comprises a front entrance hall, living room, kitchen/dining room, bathroom, separate WC and store to the rear. To the first floor are three bedrooms around a small central landing. The current Gross Floor Area of the property extends to approximately 92.86 sqm (999 sqft).



## LOCATION

Forton is a small rural village on the Staffordshire/Shropshire border with a local 14<sup>th</sup> century parish church and surrounded by open countryside. The neighbouring market town of Newport is approximately 2.5 miles to the south, providing an excellent selection of amenities including schools, shops, restaurants, cafes, pubs and hotels. All sports and interests are catered for whilst the town also benefits from stand out features such as Chetwynd Deer Park and the nearby ruins of Lilleshall Abbey.

The surrounding Staffordshire and Shropshire countryside offers plenty of opportunities for walking and cycling on the quiet lanes and a network of scenic footpaths. There are a number of highly regarded schools in the area, both state and independent, including Newport Girls' High School, Haberdashers' Adams (the former Adams Grammar School), Burton Borough School, Stafford Grammar School, St Dominics at Brewood, and Castle House School. Harper Adams University is located in nearby Edgmond.

The cottage benefits from fantastic transport links to further afield, ideally located within two miles of the A41, to allow easy access to the larger towns of Stafford, Telford and Shrewsbury and being within 20 minutes of the M6 and M54 motorways. The excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.

## PLANNING

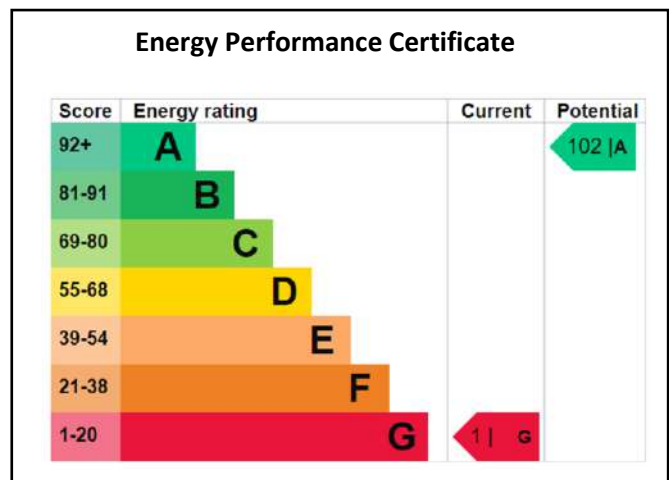
Stafford Borough Council granted full planning permission for *Demolition of existing extension, creation of new extension to dwelling and minor alteration to access (resubmission of 13/19312/HOU)* on the 21<sup>st</sup> February 2020. The planning documents can be found on Stafford Borough Council's planning website under reference number 19/31550/HOU. The planning was implemented in September 2022, through addition of the new access and setting back of the visibility splay. This has been confirmed in writing to Stafford Borough Council.



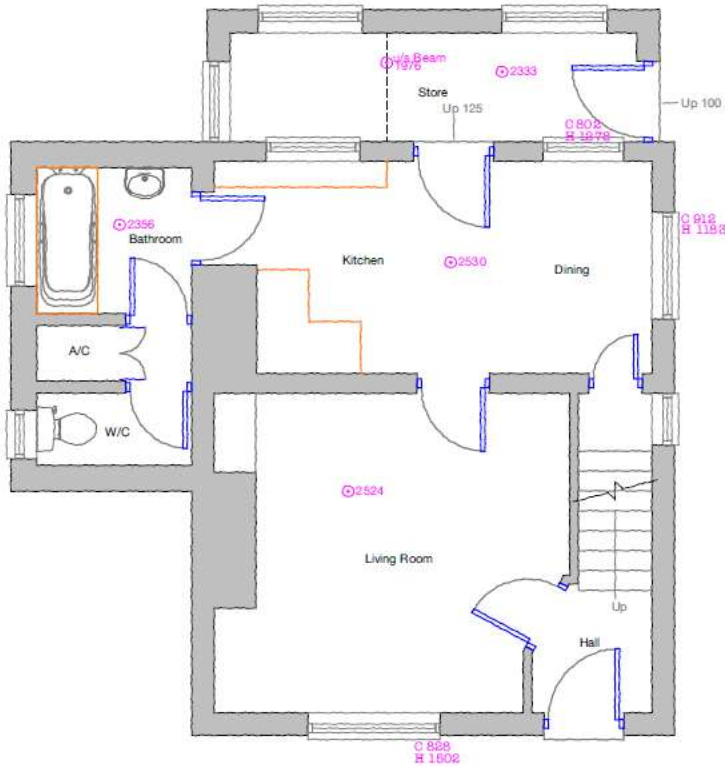
The permitted works create a more suitable family home, by removing the existing dilapidated side extension and combining the current kitchen and store to create a separate dining room. The new side extension will house a separate kitchen, utility and downstairs bathroom. On the first floor the existing layout will be rearranged to create a good sized landing leading to two double bedrooms and an upstairs family bathroom, with the extension housing the master bedroom and en-suite.

Further details, including planning documents, can be found on WebbPaton's online data room which can be found at [www.whitleyfordfarmcottage.co.uk](http://www.whitleyfordfarmcottage.co.uk). To access the data room please contact WebbPaton.

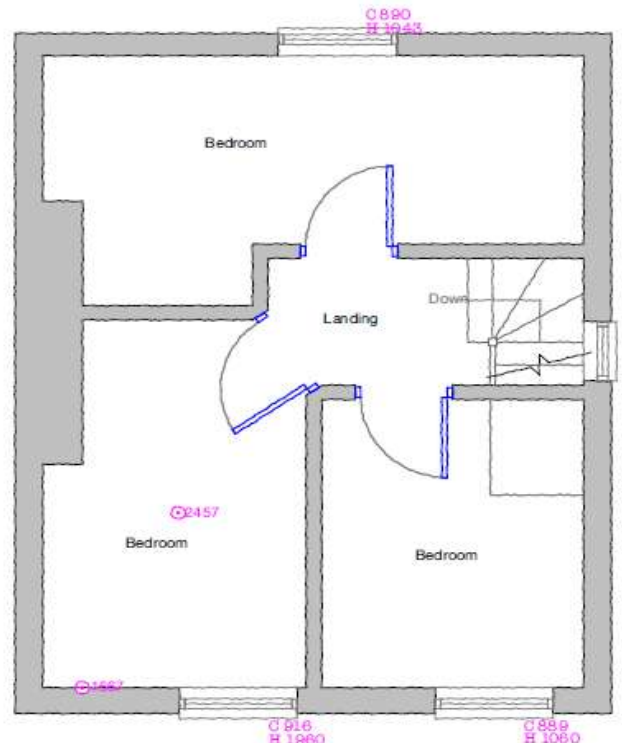
### Proposed Elevations



### Existing Floorplans

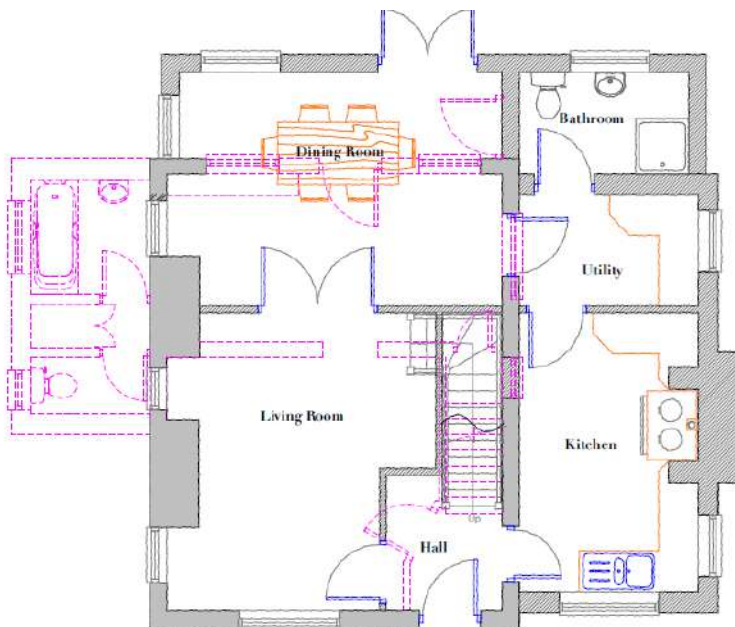


Existing Ground Floor Plan 1:50

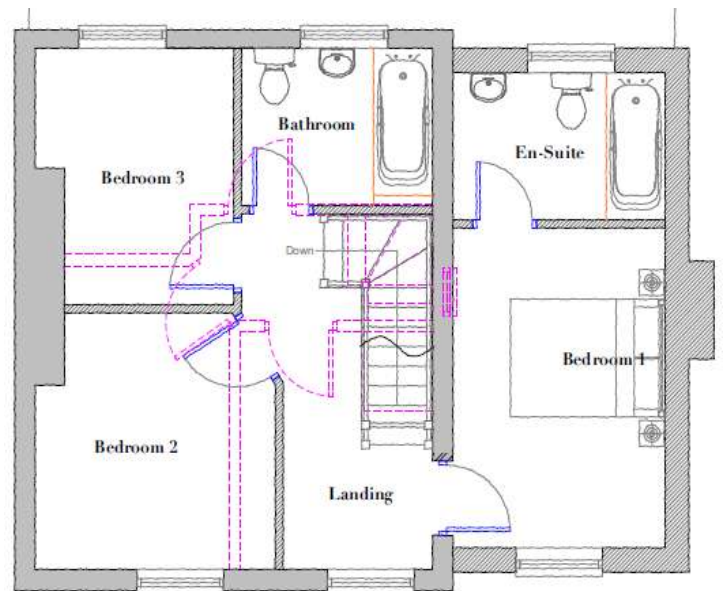


Existing First Floor Plan 1:50

### Proposed Floorplans



Proposed Ground Floor Plan 1:50

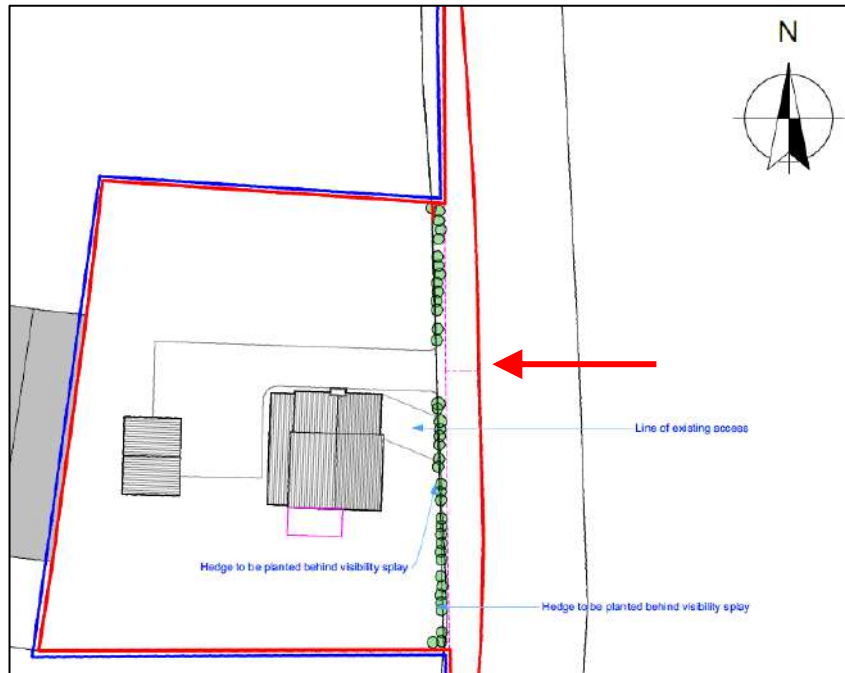


Proposed First Floor Plan 1:50



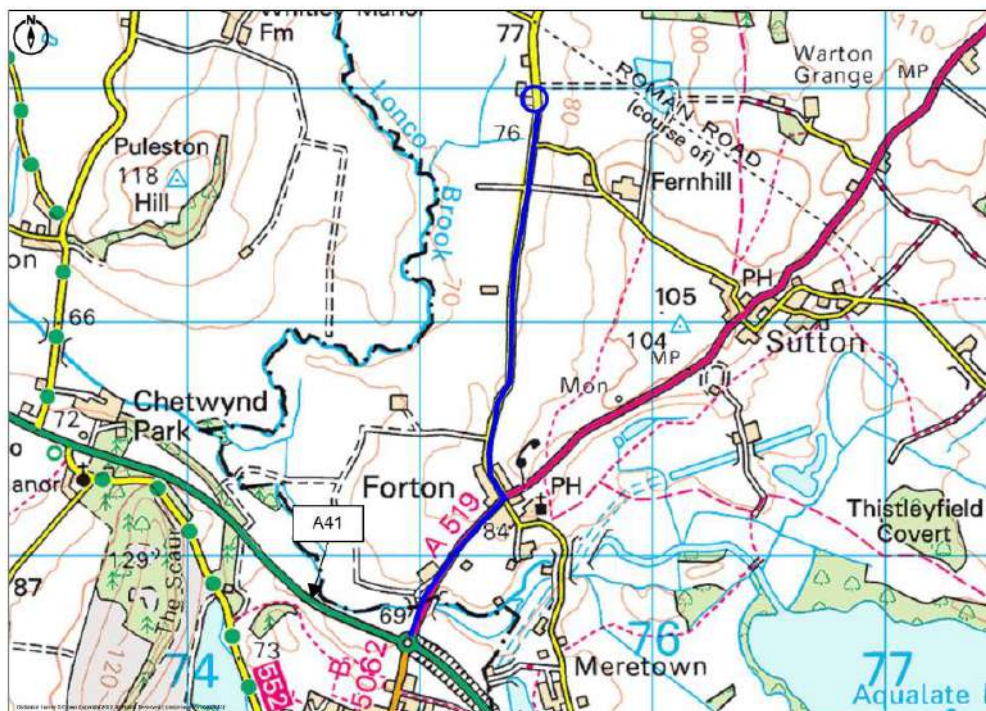
## ACCESS

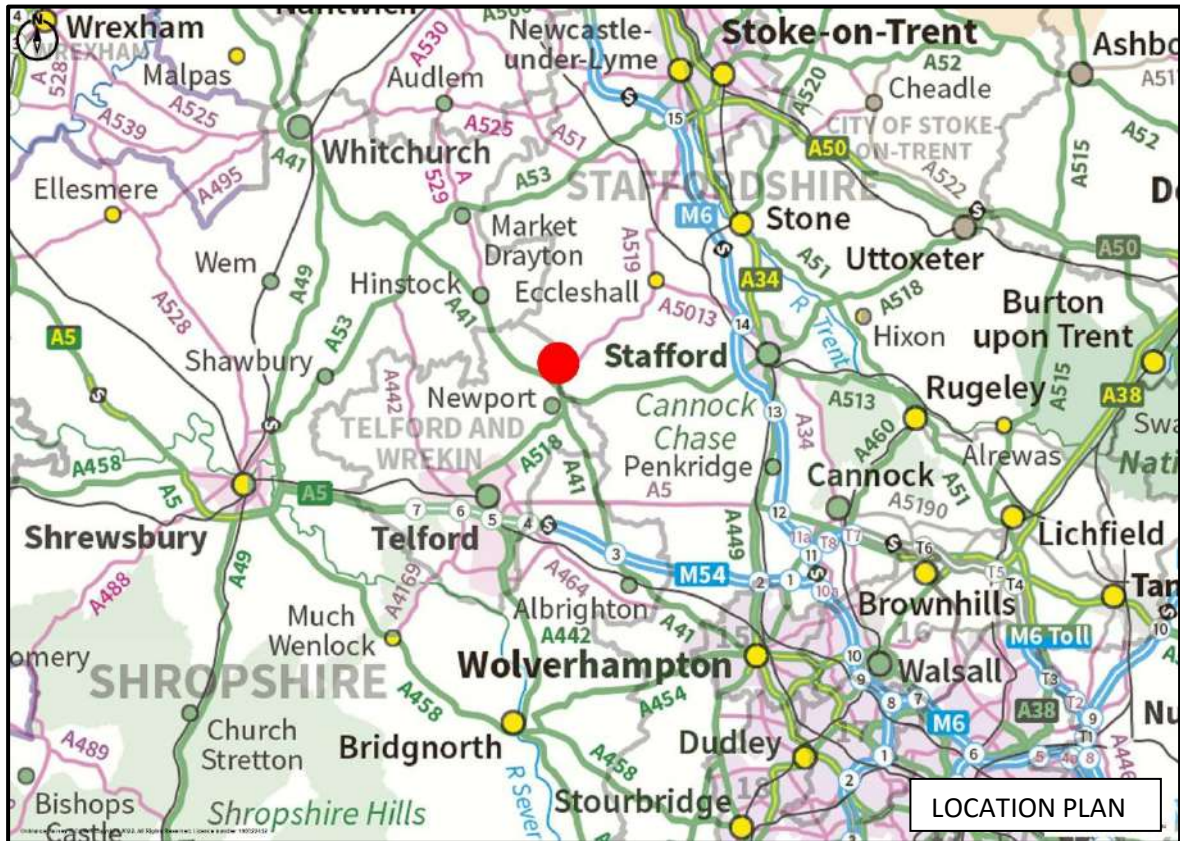
Whitleyford Farm Cottage is accessed from a private driveway leading directly from Shay Lane. This access has been recently installed, as implementation of the planning permission. This has created a considerably safer access with much improved visibility than the previous access. The new access is indicated by the red arrow on the below plan. The proposed access is to be constructed of block paving.



## DIRECTIONS

**Full address:** Whitleyford Farm Cottage, Shay Lane, Forton, near Newport, Staffordshire, TF10 8DL. From the A41, take the A519 towards Eccleshall. In Forton, at the crossroads, take the left turn into Shay Lane, **ignoring the "road closed" signs** – the road is closed further to the north. Continue along Shay Lane for just over a mile and the cottage will be on your left. Please see the below plan for reference, with the route indicated by the blue line.





#### METHOD OF SALE:

The property is offered for sale as a whole by informal tender. Written or email offers are to be sent to WebbPaton's office by **12 noon on Wednesday 7<sup>th</sup> December 2022**. Offers should be submitted by email to [helen@webbpaton.co.uk](mailto:helen@webbpaton.co.uk) or in a sealed envelope to the WebbPaton office, address below, and marked "For the attention of Helen Wiltshire – Whitleyford Farm Cottage - Tender.

Offers should include the offer amount, how the purchase will be funded, whether the transaction would be related to the sale of another property and solicitor details.

#### COMMUNITY INFRASTRUCTURE LEVY (CIL)

There is **no** Community Infrastructure Levy (CIL) due to Stafford Borough Council for Whitleyford Farm Cottage. This has been confirmed in writing.

#### SERVICES

Mains water and electricity connections are available. Drainage from the cottage is to a private septic tank drainage system. Potential purchasers are to make their own enquiries.

#### WEBBPATON DATAROOM

An online data room is available at [www.whitleyfordfarmcottage.co.uk](http://www.whitleyfordfarmcottage.co.uk) or by scanning the QR code to the right. Please contact WebbPaton for the password to access this site.



#### FURTHER INFORMATION & VIEWINGS

All viewings are to be arranged through Helen Wiltshire or Pippa Wildern at WebbPaton who can be contacted on 01793 842055 or by emailing [helen@webbpaton.co.uk](mailto:helen@webbpaton.co.uk) or [pwildern@webbpaton.co.uk](mailto:pwildern@webbpaton.co.uk).





**Particulars produced November 2022**

**IMPORTANT NOTICE**

*WebbPaton for themselves and the Vendors or lessors of this property whose agents they are give notice that:*

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.*
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.*
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.*
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.*
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.*



# Residential Development Land Consultants

## The Land Agents Who Act for Farmers

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