

# Uttoxeter Road

Hollywood, Stone, ST15 8RB





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£1,100,000

An outstanding residential development opportunity comprising a substantial traditional three storey farmhouse requiring refurbishment, a traditional brick and tiled barn for conversion into 4 units, a portal frame barn for conversion into 3 units (Class Q) and a detached pole barn with Class Q consent for conversion.

The site occupies a truly enviable position surrounded by some beautiful Staffordshire countryside yet only approximately 2.5 miles from the popular canal town of Stone that has a variety of shopping facilities and other amenities. The location is rural yet still convenient for commuting and modern day life.

Stone 2.5 miles, junction 14 M6 7.5 miles, Stafford railway station 8.5 miles, East Midlands airport 40 miles, Birmingham airport 48 miles, Manchester airport 48 miles. Stafford rail station has an excellent range of train services including to London Euston, some of the services to Euston take only approx. one hour and twenty minutes.

#### Planning permission references:

22/36344/FUL - Conversion of redundant agricultural buildings to four dwellings.

22/36180/PAR - Conversion of a barn to three dwelling houses Class Q.

22/36178/PAR - Conversion of the Pole Barn to a dwelling.

We advise all interested parties to inspect the full planning permission documents that are available on Stafford Borough Council planning portal to make themselves aware of the conditions. Alternatively we are able to email the documents to interested parties.

#### Agents notes:

- 1) The ownership of the drainage field will be retained by the Sandon Estate and an easement granted for the development site.
- 2) The drive directly adjacent to the side of the traditional buildings and leading to the farmhouse - ownership will be retained by the Estate and a right of way granted to the farmhouse.
- 3) There is asbestos on the site.
- 4) The developer will be required to install a new private drainage system.
- 5) VAT may be applicable on parts of the site.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:**

**Parking:** On site.

**Electricity supply:** Mains

**Water supply:** Meter supply is currently metered from the Sandon Estate (no mains)

**Sewerage:** No mains (see note 4)

**Heating:** No mains gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Standard superfast Fibre is available.

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Building safety:** Hard hat required.

**Restrictions:** See planning consents.

**Rights and easements:** Yes – see notes.

**Planning permission:** Yes – plans/elevations on details, further information available upon request.

**Our Ref:** JGA/23012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

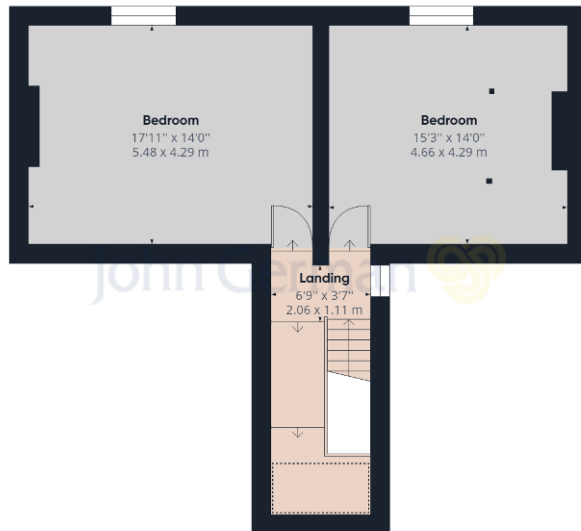
# Farmhouse



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2872.46 ft<sup>2</sup>


266.86 m<sup>2</sup>

**Reduced headroom**

21.99 ft<sup>2</sup>

2.04 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

# 22/36344/FUL - Conversion of redundant agricultural buildings to four dwellings

**FRONT ELEVATION (NORTH)**

**SIDE ELEVATION (WEST)**

**UNDERCROFT ELEVATIONS**  
A B

**SIDE ELEVATION (EAST)**

Material Schedule - Proposed		
Element	Material Description	Colour
Proposed materials to match existing u.n.o. Refer to P-006A		
Windows	Timber. Frosted where shown thus:	Dark grey
Doors	Timber	Dark grey
Roofs	Fibre cement sheets replaced with tiles to match existing	Blue
Juliette Balcony Railings	Metal	Black
Rainwater goods	uPVC	Black

HOLLYWOOD FARM, UTTOXETER ROAD, HOLLYWOOD, STONE, STAFFORDSHIRE. ST15 8RB. - PROPOSED CONVERSION: PROPOSED ELEVATIONS SHEET 1

Client: Harrowby Estates  
Drawing No: YBD09235-P-011A  
Scale: 1:100 @ A3  
Revision: "G" For Planning Application July 23

**SOUTH COURTYARD ELEVATION**

**WEST COURTYARD ELEVATION (LEFT)**

**EAST COURTYARD ELEVATION (BELOW)**

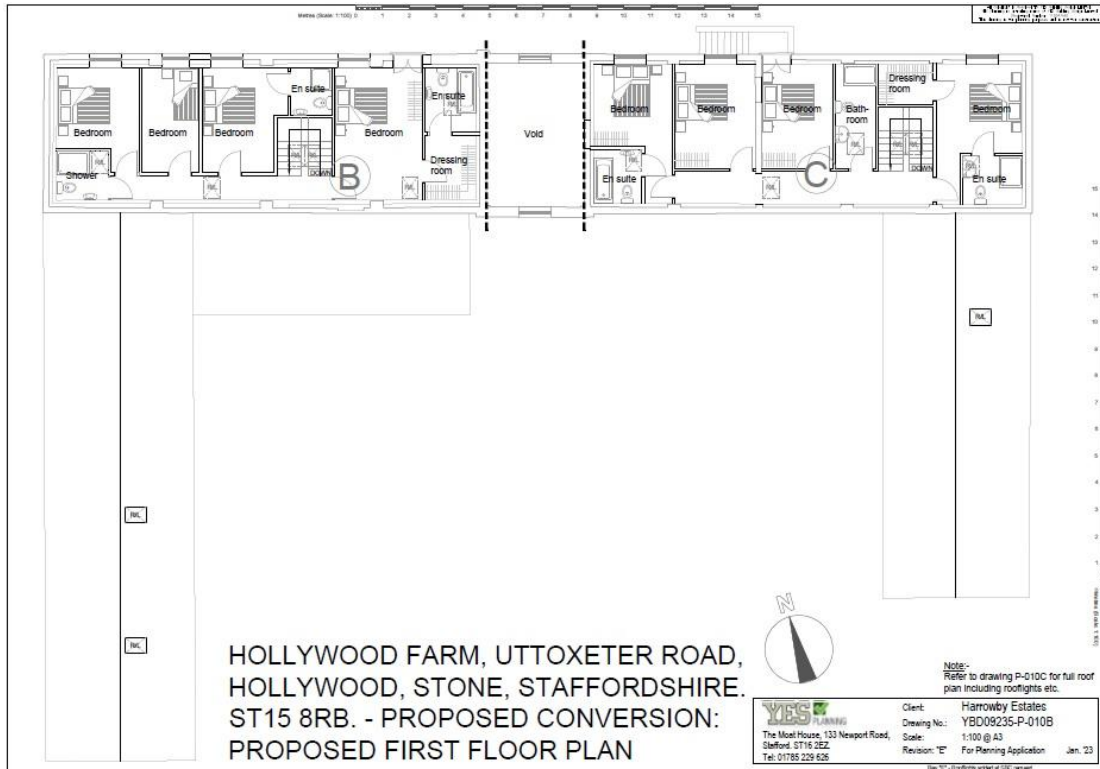
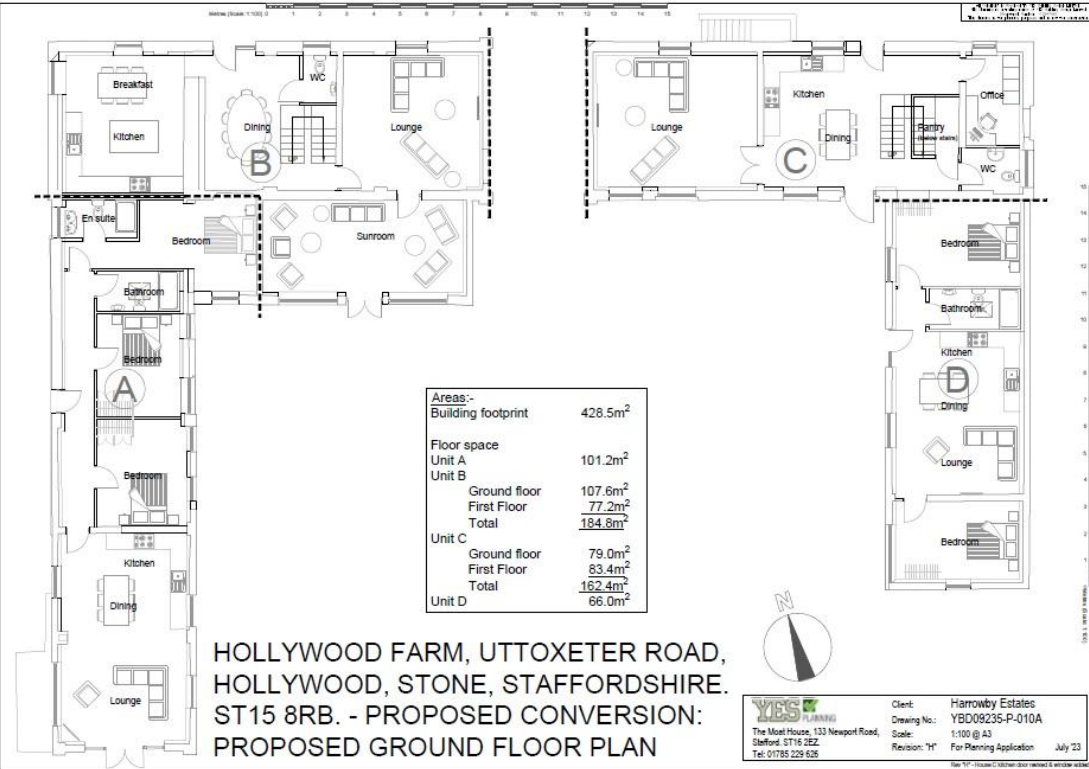
**TYPICAL BOUNDARY WALL ELEVATION (1:50)**

Note: Unit A boundary wall shown to indicate impact on outlook from Unit A windows. Other boundary walls typically not shown.

HOLLYWOOD FARM, UTTOXETER ROAD, HOLLYWOOD, STONE, STAFFORDSHIRE. ST15 8RB. - PROPOSED CONVERSION: PROPOSED ELEVATIONS SHEET 2

Client: Harrowby Estates  
Drawing No: YBD09235-P-011B  
Scale: 1:100 @ A3  
Revision: "E" For Planning Application July 23

## 22/36344/FUL - Conversion of redundant agricultural buildings to four dwellings



## 22/36180/PAR - Conversion of a barn to three dwelling houses Class Q

**GABLE ELEVATION (EAST)**

**GABLE ELEVATION (WEST)**

HOLLYWOOD FARM, UTTOXETER ROAD, HOLLYWOOD,  
STONE, STAFFORDSHIRE. ST15 8RB. - CONCRETE BARN  
PROPOSED CONVERSION: EXISTING ELEVATIONS

	Client:	Harrowby Estates
	Drawing No.:	YBD09235-P-206B
	Scale:	1:100 @ A3
	Revision: "A"	For Planning Application    June 22

**FRONT ELEVATION (SOUTH)**

**REAR ELEVATION (NORTH)**

Material Schedule - Existing		
Element	Material Description	Colour
Walls	Prest concrete frame	All
	Prest concrete panels	Natural
	Concrete blockwork	Natural
Roofs	Flow cement sheets with translucent rooflight panels	Natural
	Prest concrete gutters	Natural
Rainwater Goods	uPVC & metal downpipes	Grey/Black

HOLLYWOOD FARM, UTTOXETER ROAD, HOLLYWOOD,  
STONE, STAFFORDSHIRE. ST15 8RB. - CONCRETE BARN  
PROPOSED CONVERSION: EXISTING ELEVATIONS

	Client:	Harrowby Estates
	Drawing No.:	YBD09235-P-206A
	Scale:	1:100 @ A3
	Revision: "A"	For Planning Application    June 22

## 22/36180/PAR - Conversion of a barn to three dwelling houses Class Q

Material Schedule - Proposed		
Element	Material Description	Colour
Proposed materials to match existing u.n.o. Refering P-206A		
Windows	Aluminium/limber (all right where shown) Profiled where shown But:-	Dark grey
Doors	Aluminium/limber	Dark grey
Roofs	Profiled composite roofing sheets, no rooflights (to match existing firm current)	Grey
Walls	Profiled composite sheets (to replace existing firm current)	Grey

**FRONT ELEVATION (SOUTH)**

**REAR ELEVATION (NORTH)**

HOLLYWOOD FARM, UTTOXETER ROAD, HOLLYWOOD, STONE, STAFFORDSHIRE. ST15 8RB. - CONCRETE BARN  
PROPOSED CONVERSION: PROPOSED ELEVATIONS

Client: Harrowby Estates  
Drawing No: YBD09235-P-211A  
Scale: 1:100 @ A3  
Revision: "B" For Planning Application June '22

**GABLE ELEVATION (EAST)**

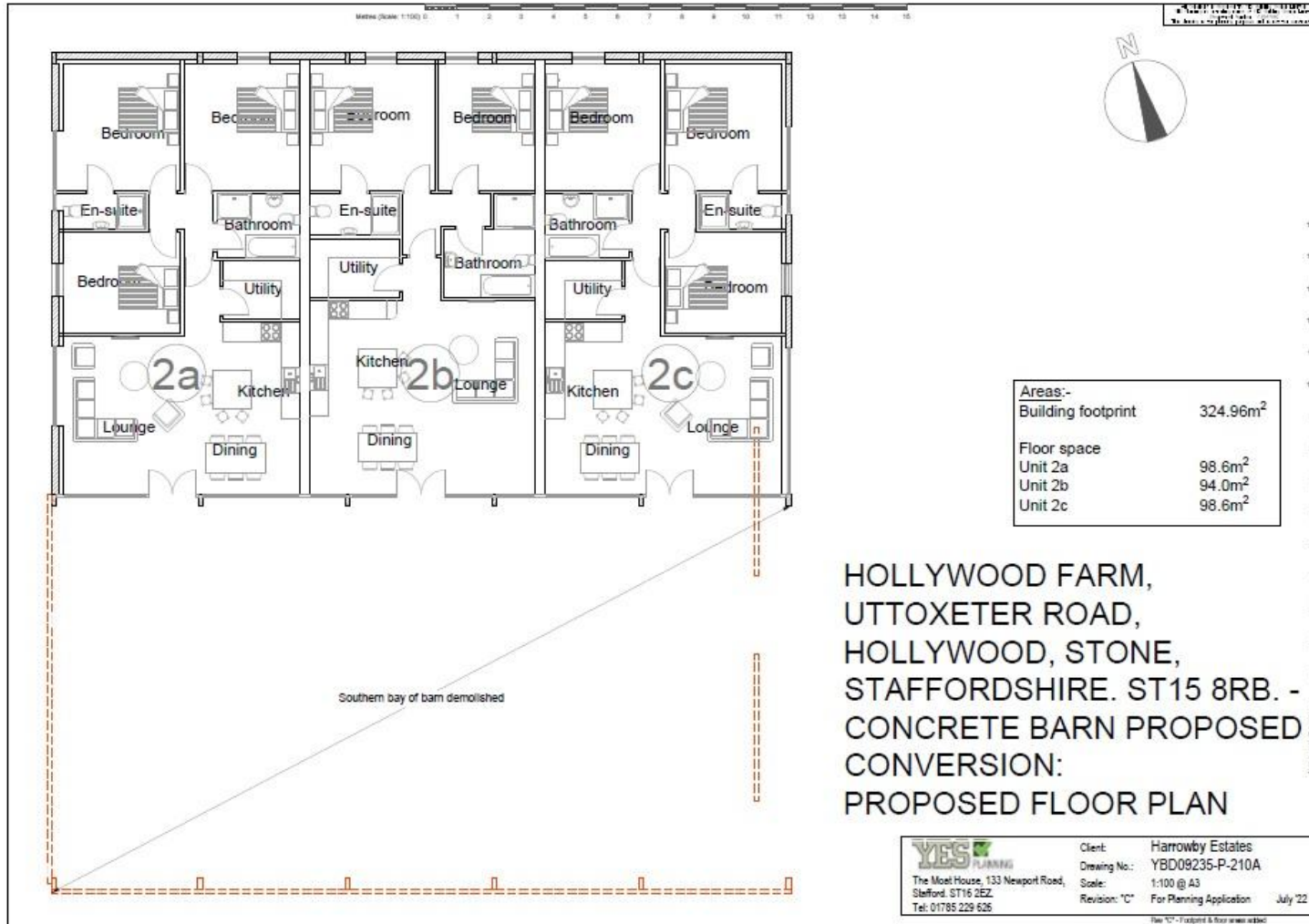
**GABLE ELEVATION (WEST)**

HOLLYWOOD FARM, UTTOXETER ROAD, HOLLYWOOD, STONE, STAFFORDSHIRE. ST15 8RB. - CONCRETE BARN  
PROPOSED CONVERSION: PROPOSED ELEVATIONS

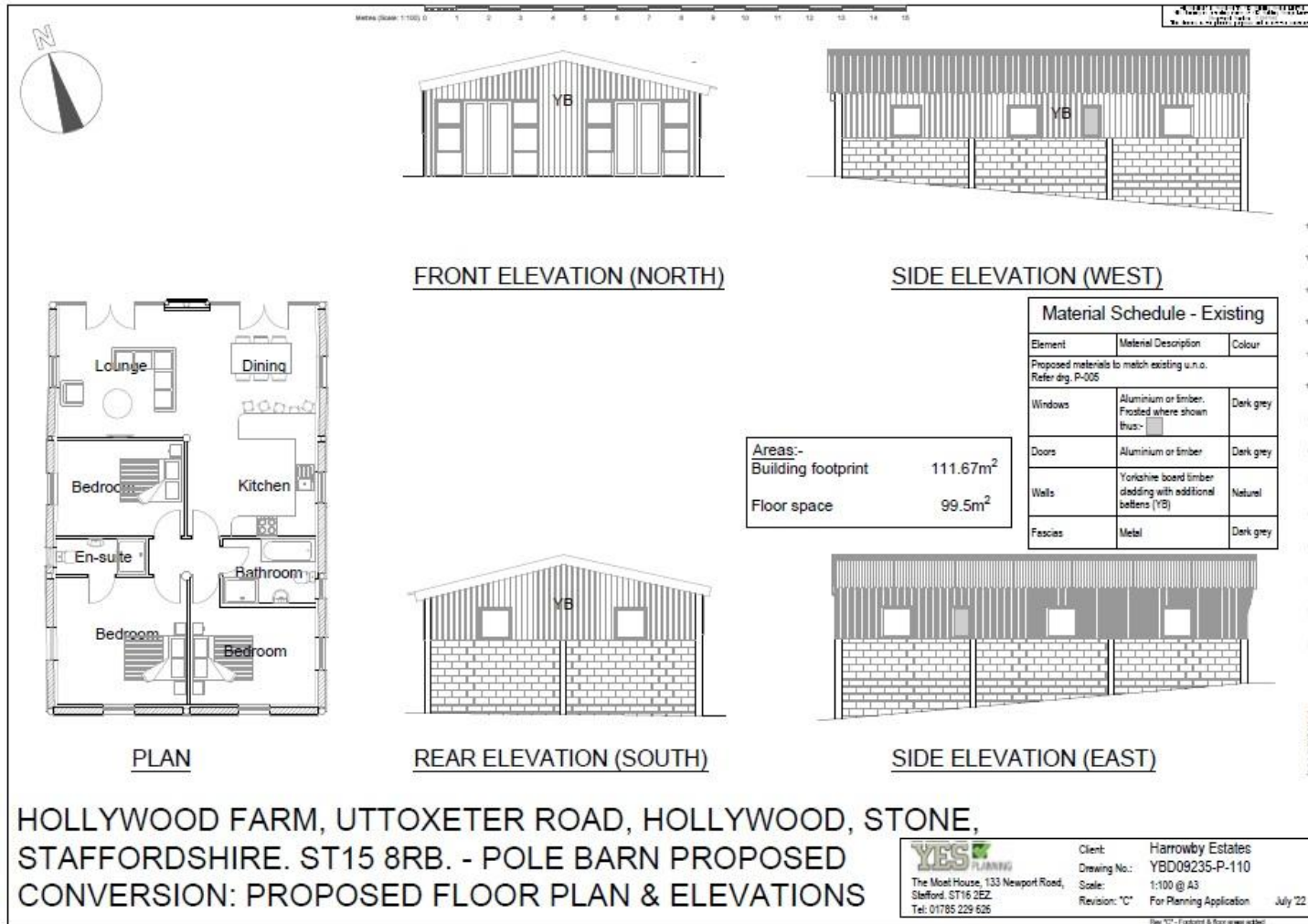
Client: Harrowby Estates  
Drawing No: YBD09235-P-211B  
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Revision: "A" For Planning Application June '22

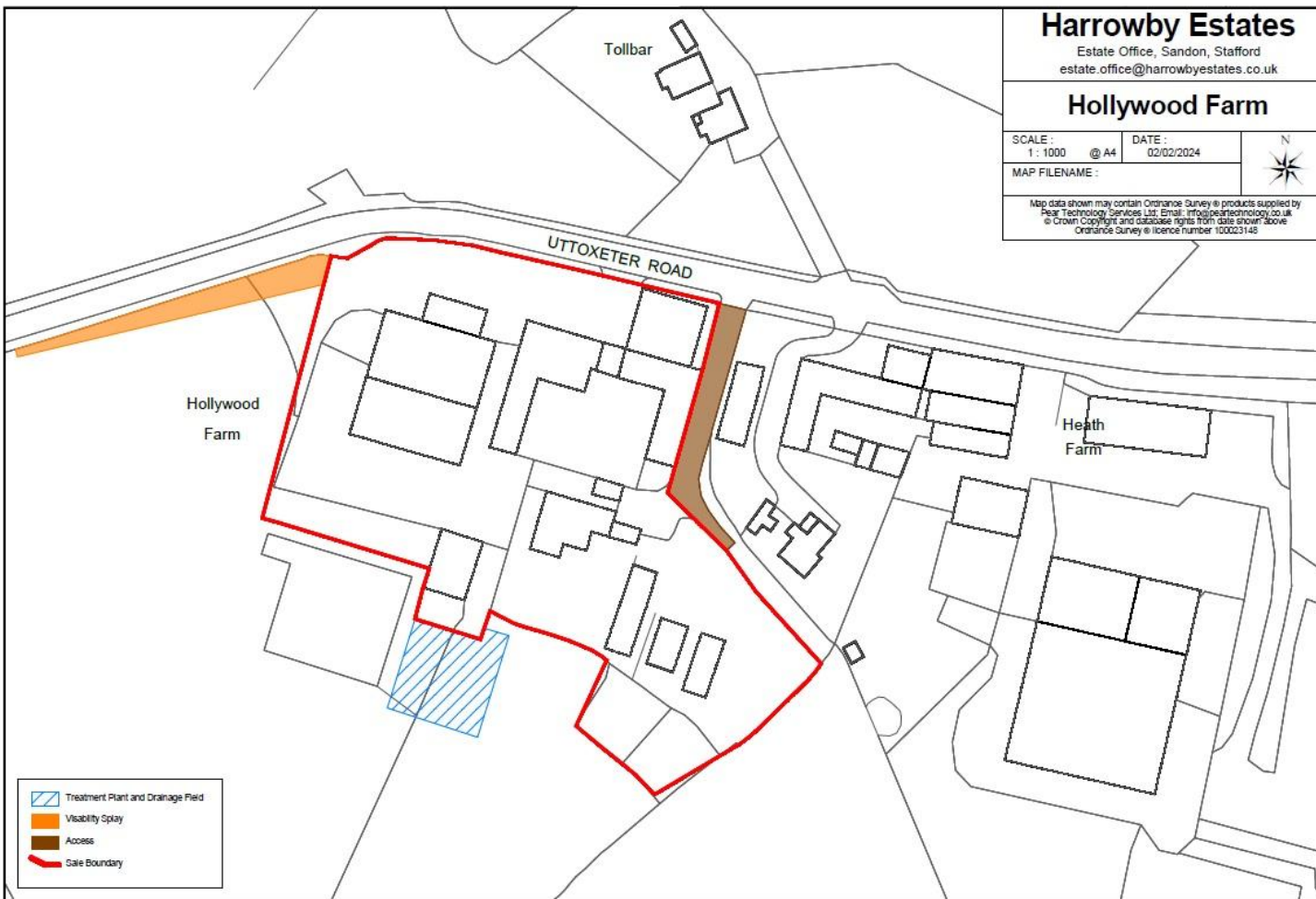


## 22/36180/PAR - Conversion of a barn to three dwelling houses Class Q



# 22/36178/PAR - Conversion of a barn to a dwelling





### Agents' Notes

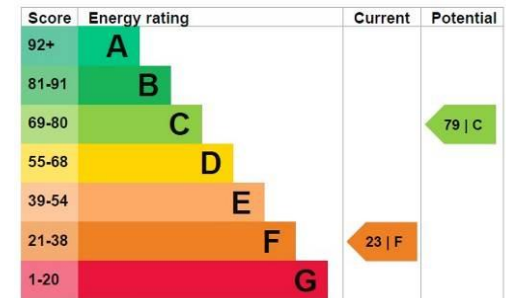
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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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