



Graham Watkins & Co.

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**Greenacres Farm, Holly Lane,
Harriseahead, Staffordshire. ST7 4LE**



For Sale By Private Treaty

(subject to contract)

**Greenacres Farm, Holly Lane, Harriseahead,
Staffordshire, ST7 4LE**

Offers in the Region of : £475,000

NO UPWARD CHAIN

A fantastic and rare opportunity to purchase a two bedroomed detached bungalow, sitting in four acres of land. Benefiting from double glazing and oil fired central heating. Boasting a variety of agricultural outbuildings with some having potential for alternative uses (subject to necessary consents).

Greenacres Farm has a private driveway and enjoys far reaching views of the surrounding countryside.

Viewing highly recommended to appreciate the potential and location that Greenacres Farm offers.



Situation

Located in Harriseahead, Greenacres Farm is within commuting distance to Biddulph, Tunstall, Hanley and Stoke-on-Trent.

Directions

From our Leek office on Derby Street, turn right onto Haywood Street and continue through the traffic lights. Continue straight on over the mini roundabout by Morrisons and follow Newcastle Road into Endon. Turn right onto Broad Lane and shortly after turn right onto Hough Hill. Take Judgefield Lane and Greenway Bank to Bemersley Road. Continue on Bemersley Road and take Childerplay Road to Brown Lees Road in Knypersley. After about half a mile, turn left onto Brown Lees Road and continue to Holly Lane. Follow Holly Lane and the property will be found on the right hand side.

Accommodation Comprises:

Porch - 1.517m x 0.963m (5'0" x 3'2")

With tiled floor; part tiled walls and ceiling light point.
A second glass entrance door leads into:

Hallway - 3.966m x 1.826m (13'0" x 5'9")

With fully fitted carpet; radiator; electrical points; smoke detector and ceiling light point.
Giving access to:

Living Room - 3.966m x 4.866m (13'0" x 16'0")

Having fully fitted carpet; a large double glazed bow window to the front aspect; double glazed window to the side aspect; a fully functional solid fuel fire set in a tile surround with wooden mantle; radiator; electrical points; aerial point; two wall lights and ceiling light point.



Kitchen - 4.856m x 3.491m (15'11" x 11'5")

Having carpet tiled flooring; double glazed windows to the side and rear aspect; electrical points and oil fired boiler. The suite comprises a range of wooden base units with formica work surfaces over; matching wall mounted cupboards; inset stainless steel sink and mixer tap with drainer unit; integrated grill and oven and integrated electric hob with extractor hood over.



Bedroom One - 3.515m x 3.639m (11'6" x 11'1")

Having fully fitted carpet; double glazed window to the front aspect; radiator; fitted storage cupboards and ceiling light point.



Bedroom Two - 3.487m x 3.642m (11'5" x 11'11")

Having fully fitted carpet; double glazed window to the rear aspect; radiator; electrical points; fitted storage cupboards and ceiling light point.



Bathroom - 1.816m x 2.396m (6'0" x 7'10")

With fully fitted carpet; obscured double glazed glass window to the rear aspect; radiator; airing cupboard housing the water cylinder and ceiling light point.

The suite comprises a panel bath and pedestal wash hand basin.



Utility - 1.971m x 2.616 (6'6" x 8'7")

With carpet tiled flooring; tiled walls; double glazed window to the rear aspect; electrical points; storage cupboards; wooden base units with formica work surfaces; space and plumbing for an automatic washing machine and ceiling light point

Cloakroom - 0.836m x 3.491m (2'9" x 11'5")

With carpet tiled floor; tiled walls; uPVC double glazed window to the rear aspect; low level W.C; wall mounted wash hand basin and ceiling light point.

Rear Porch - 1.338m x 1.948m (4'5" x 6'5")

Having quarry tiled flooring; exposed brick and wood panelled walls; double glazed window to the side aspect; ceiling light point and uPVC double glazed entrance door.

Outside**Cattle Shed**

Of concrete construction and in two sections with cubicles measuring the following:

8.114m x 6.100m

3.292m x 8.142m

With the following off:-

Dairy - 2.432m x 2.840

Of concrete construction; uPVC double glazed window to the front aspect and light point and electricity point.

Food Store

Of concrete construction with uPVC double glazed window to the front aspect, light point and electric points.

Lean To Garages

Three Single storey garages one with up and over door and dog kennel.



Four Brick Built Outhouses

Of brick and concrete construction and with measurements of the following:

3.157m x 2.565m

2.516m x 3.238m

1.544m x 3.260m

Land

The property lies in four acres of land that is to the front, rear and side of the property offering good grazing land or parts suitable for mowing.

Agricultural Occupancy Clause

We understand that the property is subject to an occupancy clause which was placed on the property when planning was obtained. This states that "the occupation of the house shall be limited to persons employed or last employed locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act, 1962 or in forestry, and the dependents of such persons residing within (but including a widow or widower of such a person)". Interested parties should seek independent advice as to whether they satisfy this clause and any potential variances.

Services

We believe the property is connected to mains electricity and water, with drainage by private means and oil fired central heating.



Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

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.

Wayleaves and 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.

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.

Viewing

By prior arrangement through the Agents. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

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.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

www.zoopla.co.uk

Land Map



Energy Performance Certificate

Energy Performance Certificate



Greenacres Farm, Holly Lane, Harriseahead, STOKE-ON-TRENT, ST7 4LE

Dwelling type: Detached bungalow Reference number: 0958-9941-7230-8808-7980
Date of assessment: 05 October 2018 Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 October 2018 Total floor area: 83 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,062

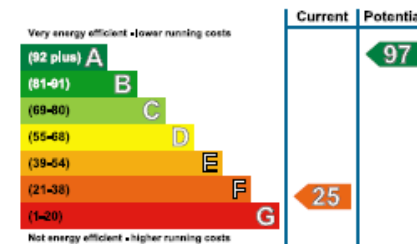
Over 3 years you could save £ 2,217

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 171 over 3 years	
Heating	£ 2,991 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 726 over 3 years	£ 213 over 3 years	
Totals	£ 4,062	£ 1,845	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

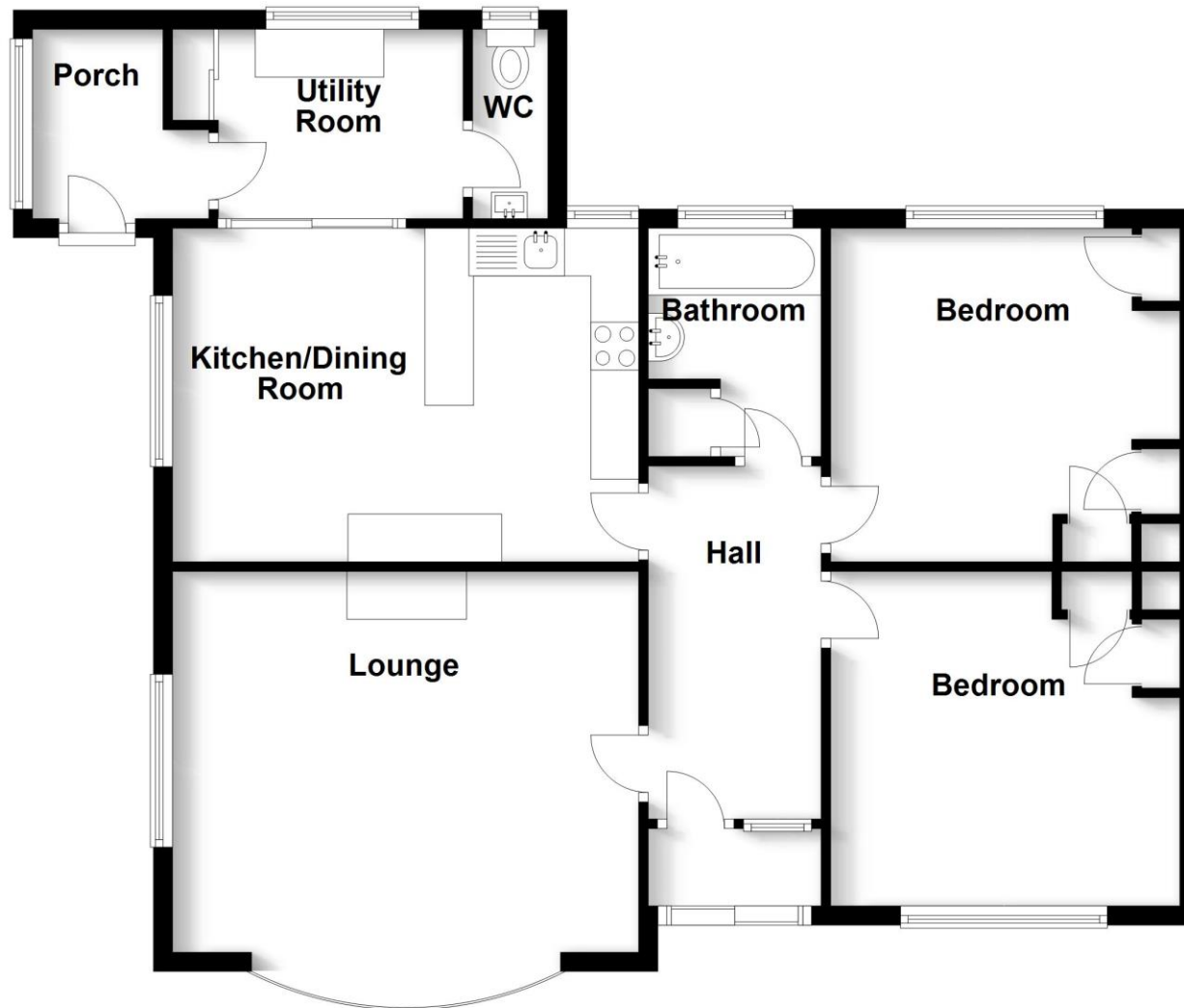
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 90
2 Cavity wall insulation	£500 - £1,500	£ 507
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 375

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor

Approx. 952.0 sq. feet



Total area: approx. 952.0 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

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