

Brookside Forge

Gayton, Stafford, ST18 0HJ

John 
German



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£350,000

An outstanding opportunity to acquire a highly individual and beautifully situated detached property standing in around 1.6 acres with river frontage. Planning permission has been granted for change of use to create a single three bedroom dwelling.

The property is situated in this outstanding and unspoilt area of Gayton which is idyllic in its location and is also convenient for commuters and modern day life. This really does represent a truly individual opportunity to create a stunning home.

Planning permission was granted in October 2018 and the consent, conditions and associated drawings can be found on Stafford Borough Council at; www.staffordbc.gov.uk/planning-public-access under planning application number: 18/28930FUL under the address The Old Smithy, Hartley Green Road, Gayton, Stafford ST18 0HJ.



Directions: From Stafford take the A518 east into the village of Weston, at the traffic lights turn left onto the A51, continue through the next set of traffic lights and then almost immediately turn right sign posted Gayton and Fradswell. Continue into Gayton and take the second turning on the left hand side and the property is situated a short distance down the lane.

Agents Notes:

1. The unfenced boundary to Brookland Cottage between points A-B and C-D has been pegged and the Purchaser will be responsible for erecting a suitable stock proof fence within 1 month of completion.
2. The property is sold subject to all rights of way, way leaves and easements whether or not they are defined in this brochure.
3. Prospective Purchasers should ensure they are familiar with the Planning Conditions when formulating their proposals.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Brookland Cottage has a right of way over the entrance splay and exclusive rights using, maintaining and replacing the existing septic tank, as approximately marked X on the plan, together with all associated pipework within the property.

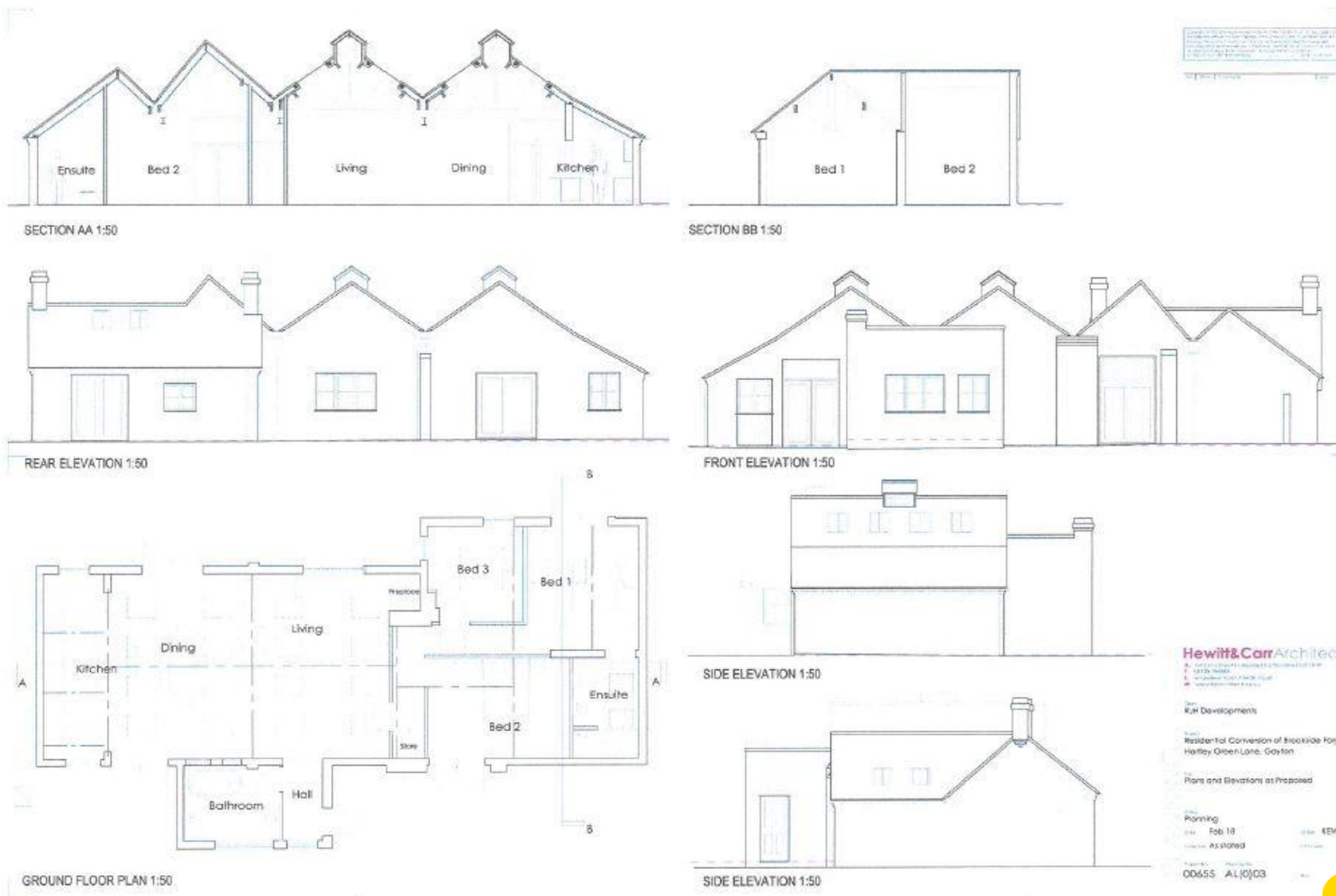
Services: Mains electricity has previously been supplied to the building but is currently disconnected. Mains water and telecoms are understood to be in the Highway. There is no drainage. Purchasers are advised to satisfy themselves about all services and make the necessary enquiries of appropriate authorities and suppliers.

Useful Websites: www.environment-agency.co.uk ; www.staffordbc.gov.uk/planning-public-access

Our Ref: JGA/05082019

Local Authority/Tax Band: Stafford Borough Council





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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