For Sale By Private Treaty

Great Hartwell Farm
Hartwell Lane, Stone, Staffordshire, ST15 8TL

The property comprises a brick and tiled residential farm with a range of traditional buildings (suitable for conversion to alternative uses subject to any necessary consents) and modern farm buildings and land extending to 80.98 acres or thereabouts. The property is offered for sale in two lots

Lot 1 – Brick and Tiled Dwelling, Range of Farm Buildings and Land Extending to 62.86 Acres or Thereabouts

Lot 2 – A Separate Block of Accommodation Land Extending to 18.12 Acres or Thereabouts

Offers in the Region of
Lot 1 - £1,000,000 - £1,200,000
Lot 2 - £175,000
**Situation**
The property is situated in open countryside on Hartwell Lane, Stone which divides the property into the two lots. The property is 4.5 miles from Stone, 13 miles from Leek and 0.8 miles from the hamlet of Rough Close.

The homestead of the property can be found at the ordnance survey grid reference SJ910387.

**Directions**
The property is approached from the roundabout at Rough Close off the Longton Road A520 straight across onto Hartwell Lane, whereupon the property will be found after a short distance as indicated by our ‘For Sale’ boards and the attached plan.

**Description - Lot 1 – (Edged in red on the attached plan)**
A residential farm offering considerable potential for a range of potential uses. The property briefly comprises a substantial brick and tiled dwelling, which has previously been split into two parts, together with an exceptional range of traditional and modern buildings with potential for alternative uses.

The land sits within a ring fence and extends to 62.86 acres, being sound grassland suitable for either mowing or grazing.

The main section of the farmhouse comprises the following accommodation:

**Entrance Door**

**Kitchen – 6.77m x 2.77m**
With range of modern kitchen units, windows to two elevations and radiator

**Cloakroom – 2.86m 2.42m**
With radiator, low flush WC, wash hand basin

**Living Room – 4.82m x 3.94m**
With Minstral oil fired boiler, windows to two elevations and radiator

**Lobby**
With under stairs cupboard, and door to neighbouring flat.
Staircase leading to a spacious First Floor Landing with radiator and window, giving access to:

Bedroom Number 1 – 4.58m x 3.94m
Double glazed windows to two elevations and radiator

Bedroom Number 2 – 4.79m x 3.92m
With radiator, window to side elevation, fireplace feature

Bedroom Number 3 – 4.58m x 4.62m
With radiator, window to side elevation, fireplace feature

Box Room – 2.40m x 2.64m

Bathroom – 3.64m x 2.78m
With shower, low flush WC, wash hand basin, radiator and airing cupboard

Outside
There is a garden area with oil tanks for the central heating system.

Adjacent there is a brick and corrugated Outhouse – 1.89m x 2.81m, used as a fuel store with a timber and profile Lean-To – 4.79m x 3.73m, used as an open garage with concrete floor.

To the front of the dwelling there is a tarmac forecourt area.
**Description - The Flat**

As an integral part of the main dwelling there is separate ground floor accommodation known as “The Flat” which provides spacious accommodation and has the benefit of central heating and double glazed windows as detailed below:

*Entrance Door*

*Lobby*
With sliding door, two cupboards with shelves

*Spacious Entrance Hall*
With radiator

*Front Room – 4.56m x 4.62m*
With radiator, windows to two elevations and built in cupboard

*Kitchen – 2.78m x 3.62m*
With modern range of kitchen units, windows to two elevations, radiator and plumbing for washing machine

*Conservatory – 2.20m x 3.05m*
With brick wall, electric radiator, PVC double glazed window units and door to outside

*Bathroom – 2.23m x 2.43m*
With shower over bath, wash hand basin, low flush WC, airing cupboard, radiator and tiled walls

*Bedroom Number 1 – 4.57m x 4.01m*
With fitted units, windows to two elevations and two radiators

*Outside*
There is a concrete path with a small enclosed rear garden, with concrete block walls.

There is an outside oil-fired boiler which serves the domestic hot water and central heating
**Farm Buildings**

There is a comprehensive range of mainly brick traditional farm buildings suitable for conversion to alternative uses subject to any necessary consents, together with a modern portal framed building, silage clamp etc as further detailed below:

Brick and tiled range comprising:-

**Workshop** – 4.23m x 7.54m
With brick floor

**Lean-To** – 2.71m x 4.24m
Constructed of timber and profile sheeting

Main brick and tiled range comprising:-

**Loosebox** – 4.38m x 4.16m
Used as a workshop with concrete floor

**Open Fronted Two Bay Storage Building** – 5.93m x 8.11m

**Three Looseboxes** – 4.00m x 2.53m each

**Tractor Storage Building** – 6.68m x 3.48m
Constructed of timber and profile sheeting

To the rear of this range there are:-

**Former Pig Sties**
With outside runs

**Silage Clamp**
With concrete panelled walls

**Lean-To Implement Store** – 5.13m x 2.65m
Constructed of corrugated sheeting
**Lean-To Loosebox – 7.79m x 4.43m**
Constructed of timber with corrugated sheeting

Brick and tiled range comprising:-

**Former Milk Dairy – 5.20m x 4.70m**

**Store Room – 0.74m x 4.62m**

**Range of Looseboxes – 14.90m x 4.91m**

**Double Shippon for 36 – 19.91m x 10.98m**

**Workshop – 11.00m x 7.20m**
With brick floor and double wooden entrance doors

**Feed Room – 4.84m x 4.91m**
With wooden suspended floor

Farm yard and manure storage area

Spacious concrete **Yard Area** giving access to:-

**Open Fronted Implement Store – 8.98m x 14.59m**
Constructed of portal frame and box profile sheeting
**Land**
The land that is included with Lot 1 is all laid to permanent pasture lying within a ring fence and having frontage on to Hartwell Lane. The land is considered to be in good heart and capable of growing good crops of grass, being generally level in nature. The land also has frontage on to the main Longton Road along the south eastern boundary.

The land is edged in red on the attached plan.

This block of land is further described in the following schedule:

<table>
<thead>
<tr>
<th>OS Field Number</th>
<th>Description</th>
<th>Area (hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8097</td>
<td>Grassland</td>
<td>0.30</td>
</tr>
<tr>
<td>9287</td>
<td>Grassland</td>
<td>5.18</td>
</tr>
<tr>
<td>7984</td>
<td>Grassland</td>
<td>6.54</td>
</tr>
<tr>
<td>9364</td>
<td>Grassland</td>
<td>4.53</td>
</tr>
<tr>
<td>6175</td>
<td>Grassland</td>
<td>1.92</td>
</tr>
<tr>
<td>7562</td>
<td>Grassland etc</td>
<td>0.10</td>
</tr>
<tr>
<td>7348</td>
<td>Grassland</td>
<td>1.65</td>
</tr>
<tr>
<td>6154</td>
<td>Grassland</td>
<td>4.38</td>
</tr>
<tr>
<td>-</td>
<td>Homestead</td>
<td>0.84</td>
</tr>
</tbody>
</table>

25.44 Hectares or 62.86 Acres or thereabouts

**Services**
We understand that the properties are connected to mains water and electricity with drainage being by private means.

**Basic Payment Scheme**
All the eligible land is registered for the basic payment scheme and annual entitlements have been claimed. The entitlements are not included within the sale but may be available by separate negotiation.
**Description - Lot 2**
*(Edged in blue on the attached plan)*
The second block of land lies to the north of Hartwell Lane and is gently undulating from the northern end down to the main road and is set out in three enclosures with gated access from Hartwell Lane. The land is considered to be in good heart and capable of growing good crops of grass purposes.

This land is situated opposite the homestead is further described in the following schedule:-

<table>
<thead>
<tr>
<th>OS Field Number</th>
<th>Description</th>
<th>Area (hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6914</td>
<td>Grassland</td>
<td>1.09</td>
</tr>
<tr>
<td>7818</td>
<td>Grassland</td>
<td>2.82</td>
</tr>
<tr>
<td>9327</td>
<td>Grassland</td>
<td>3.43</td>
</tr>
</tbody>
</table>

7.34 hectares or 18.12 acres or thereabouts

**Services**
It is noted that the land has the benefit of a mains water connection.

**Basic Payment Scheme**
All the eligible land is registered for the basic payment scheme and annual entitlements have been claimed. The entitlements are not included within the sale but may be available by separate negotiation.
**Local Authority**
The local authorities are Stafford Borough Council and Staffordshire County Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

We are not aware of any outstanding planning applications, planning consents or enforcement notices that affect the property, but should there be any we reserve the right to amend the valuation.

**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 Graham Watkins & Co. 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

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
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;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property;
6. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
Energy Performance Certificate - Farm House

Great Hartwell Farmhouse, Hartwell Lane, STONE, ST15 8TL
Dwelling type: Semi-detached house
Reference number: 0978-2815-7838-2290-1835
Date of assessment: 15 July 2020
Type of assessment: RDSAP, existing dwelling
Date of certificate: 31 July 2020
Total floor area: 145 m²

Estimated energy costs of dwelling for 3 years: £6,291
Over 3 years you could save: £2,871

Estimated energy costs of this home:

<table>
<thead>
<tr>
<th></th>
<th>Current costs</th>
<th>Potential costs</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£489 over 3 years</td>
<td>£288 over 3 years</td>
<td>You could save £2,871 over 3 years</td>
</tr>
<tr>
<td>Heating</td>
<td>£3,331 over 3 years</td>
<td>£2,844 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Hot Water</td>
<td>£471 over 3 years</td>
<td>£471 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td>£6,291</td>
<td>£3,420</td>
<td></td>
</tr>
</tbody>
</table>

The graph shows the current energy efficiency of your home.
Higher the rating 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 EP Bundesprovisionen standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Energy Efficiency Rating

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

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Increase loft insulation to 270 mm</td>
<td>£100 - £350</td>
<td>£597</td>
</tr>
<tr>
<td>2 Internal or external wall insulation</td>
<td>£4,000 - £14,000</td>
<td>£1,575</td>
</tr>
<tr>
<td>3 Floor insulation (solid floor)</td>
<td>£4,000 - £8,000</td>
<td>£192</td>
</tr>
</tbody>
</table>

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call Freephone 0800 444509. The Green Deal may enable you to make your home warmer and cheaper to run.

Energy Performance Certificate - Flat

Great Hartwell Farm, Hartwell Lane, STONE, ST15 8TL
Dwelling type: Ground floor flat
Reference number: 0978-2815-3159-1262-7926
Date of assessment: 22 December 2015
Type of assessment: RDSAP, existing dwelling
Date of certificate: 22 December 2015
Total floor area: 103 m²

Estimated energy costs of dwelling for 3 years: £4,947
Over 3 years you could save: £2,595

Estimated energy costs of this home:

<table>
<thead>
<tr>
<th></th>
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<th>Potential costs</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£345 over 3 years</td>
<td>£188 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Heating</td>
<td>£3,699 over 3 years</td>
<td>£1,695 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Hot Water</td>
<td>£933 over 3 years</td>
<td>£471 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td>£4,947</td>
<td>£2,352</td>
<td></td>
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Energy Efficiency Rating

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<tr>
<td>1 Internal or external wall insulation</td>
<td>£4,000 - £14,000</td>
<td>£1,431</td>
</tr>
<tr>
<td>2 Floor insulation (solid floor)</td>
<td>£4,000 - £6,000</td>
<td>£378</td>
</tr>
<tr>
<td>3 Add additional 80 mm jacket to hot water cylinder</td>
<td>£15 - £30</td>
<td>£38</td>
</tr>
</tbody>
</table>

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

No representation is given as to the reliability of any appliances, fixtures and fittings or other equipment. Therefore prospective purchasers should not rely on any statement made in these particulars and should have all necessary investigations made by contacting the agent and seeking the advice of a qualified person. Furthermore, the services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.

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