

FOR SALE BY PUBLIC AUCTION

Est. 1930
**Whittaker
& Biggs**



SUNNYSIDE FARM

ASH BANK ROAD, WERRINGTON, STOKE-ON-TRENT, STAFFORDSHIRE, ST9 0DT

Situated in the popular village of Werrington, a rare and exciting opportunity to purchase a smallholding extending to approximately 9.17 acres, which consists of a deceptively spacious three bedroom detached stone dwelling nestled within mature gardens, attached stone barn, double garage and five grass paddocks all within a ring fence. The property is an ideal home for those with equestrian or smallholding interests and the property is considered to have potential to be extended or reconfigured to suit the purchasers requirements, subject to obtaining the relevant planning approvals.

In total extending to approximately 9.17 acres (3.71 hectares)

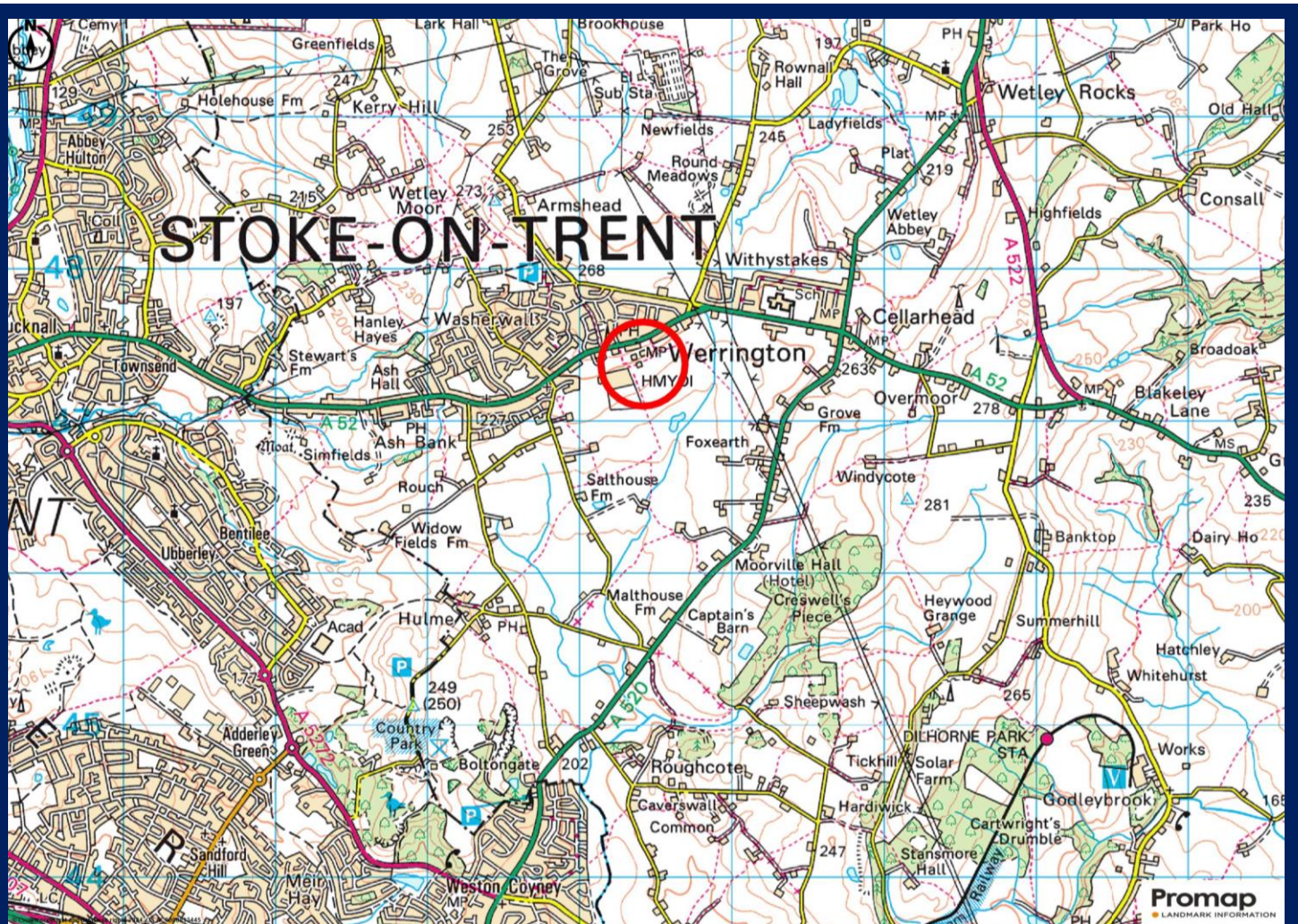
Guide Price: £375,000 plus

To be sold by Public Auction on Thursday 6th June 2024 at 7:30pm
Venue - Westwood Golf Club, Newcastle Road, Leek, Staffordshire, ST13 7AA

01538 372 006

www.whittakerandbiggs.co.uk





LOCATION

The property is situated to the south of the A52 Stoke-on-Trent to Ashbourne road and within the settlement of Werrington. Ideally placed for commuting to Leek, Cheddle and the Potteries. Moorside High School and local amenities are just a short distance away.

DIRECTIONS

From our Derby Street, Leek offices proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road for 6.7 miles, passing through the villages of Cheddleton and Wetley Rocks and upon reaching the Cellarhead crossroads turn right signposted Werrington. Follow this road for 280 metres and the property is situated on the left hand side, opposite the Windmill Pub and the entrance to the track leading to the property is identifiable by the Whittaker & Biggs For Sale Sign.

What3Words: ///timing.making.crush

VIEWINGS

Strictly by Appointment Only on Wednesdays 4pm – 5pm and Saturdays 1pm – 2pm, up to the date of the Auction. All viewings will be accompanied by a representative of Whittaker & Biggs. Please contact our Leek office on 01538 372006 or email leek@whittakerandbiggs.co.uk to book a time slot.

SUNNYSIDE FARM (EDGED RED ON THE ATTACHED PLAN)

GUIDE PRICE - £375,000 PLUS

An attractive three bedroom detached farmhouse of stone wall construction and part rendered elevations, under a pitched tiled roof and part flat roof.

The property originally comprised of a two bedroom property (the Western section) known as Sunnyside Farm and then later the second, one bedroom dwelling, known as Sunnyside Cottage (the Eastern section) was added to the side. More recently the properties were altered, with an interconnecting ground floor door, to form one single property.

Internally the accommodation comprises of the following:

One Bedroom Eastern Section

Ground Floor

Entrance Hallway

UPVC part double glazed door to the front elevation, radiator, staircase to the first floor.

Reception Room - 20' 10" x 10' 3" (6.36m x 3.12m)

UPVC double glazed window to the front elevation, two UPVC double glazed windows to the side elevation, two radiators.

Kitchen - 7' 5" x 14' 10" (2.27m x 4.52m)

Two UPVC double glazed windows to the rear elevation, radiator, understairs storage cupboard, range of units to the base and eye level, electric cooker point, extractor fan, stainless steel one and half bowl sink unit with drainer and chrome mixer tap.

Utility Room - 4' 2" x 9' 5" (1.26m x 2.87m)

UPVC part double glazed door to the side elevation, Velux window, radiator, Worcester oil fired boiler, plumbing for washing machine, space for dryer.

W.C

Velux window, radiator, low level WC, wall mounted sink.

First Floor

Stairs leading off Entrance Hallway to:

Bedroom - 11' 0" x 14' 8" (3.36m x 4.47m)

UPVC double glazed window to the front elevation, radiator, loft access.

Bathroom - 7' 6" x 14' 11" (2.29m x 4.54m)

UPVC double glazed window to the rear elevation, panelled bath, shower cubicle, lower level WC, pedestal wash hand basin, radiator, airing cupboard housing lagged hot water cylinder.



Two Bedroom Western Section

Ground Floor

Reception Room - 22' 6" x 12' 6" (6.86m x 3.81m)

UPVC part double glazed door and window to the front elevation, UPVC double glazed window to the side elevation, two radiators, under stair storage cupboard, staircase off to the first floor.

WC

Velux window, radiator, low level WC, pedestal wash hand basin, electric consumer unit.

Reception Room - 12' 3" x 8' 11" (3.74m x 2.71m)

UPVC double glazed window to the front elevation, single glazed window to the rear elevation, radiator.

Kitchen 8' 7" x 8' 8" (2.61m x 2.65m)

UPVC part double glazed door and window to the front elevation, radiator, Belfast sink unit with chrome mixer tap, oil fired boiler.

First Floor

Stairs leading off Reception Room leading to:

Landing

UPVC double glazed window to the front elevation, radiator, loft access.

Shower Room - 5' 7" x 8' 2" (1.69m x 2.48m)

Velux window, radiator, corner shower cubicle, low level WC, pedestal wash hand basin.

Bedroom - 9' 11" x 8' 11" (3.02m x 2.72m)

UPVC double glazed window to the front elevation, radiator, loft access.

Bedroom - 13' 9" x 9' 0" (4.20m x 2.74m)

UPVC double glazed window to the front elevation, radiator, two built in wardrobes, loft access.

Externally

Hardcore track leading from the main road to a parking and turning area next to the house.

Gardens to the front with area laid to lawn, concrete driveway, mature trees, plants and shrubs, outside water tap, courtesy lighting.

Flagged path to side and rear.

Further lawned area to the western elevation and a bunded PVC heating oil tank.



Stone Barn

Attached to the house and considered to provide potential for the extension of the house (subject to planning) and of single storey stone construction under a double pitched tiled roof. Internally divided into two separate storage rooms, with the first measuring 8' 7" x 4' 5" (2.62m x 1.35m) and the second measuring 8' 7" x 8' 4" (2.62m x 2.53m).

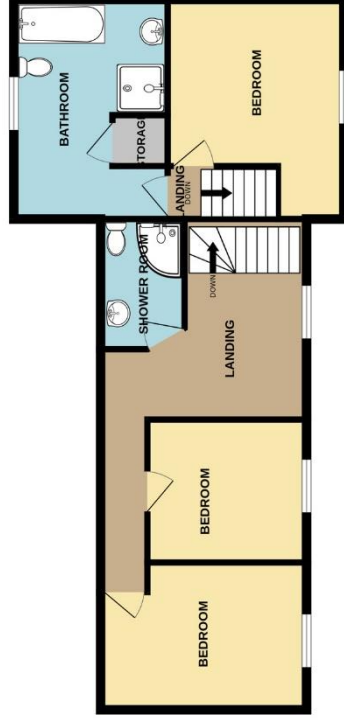
Detached Garage

Of brick construction under a mono pitched cement fibre sheeted roof over a part concrete and part flagged floor, two up and over doors to the front elevation providing access and single glazed windows to the rear.

GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Land

The land is subdivided into five separate grass paddocks as shown on the attached plan.

The first paddock slopes down from the main road and through which the driveway crosses.

The remaining four paddocks lie to the south of the farmhouse and are regular in shape, level and well suited to the grazing of horses/livestock and capable of been mown for hay/silage. The boundaries are a combination of drystone walls, mature hedges and post and wire fencing.



GENERAL INFORMATION

SERVICES

The farmhouse has the benefit of mains water and electricity supplies connected.

Oil fired central heating. Two independent boilers served by one tank.

Mains drainage.

COUNCIL TAX

The property is registered with Staffordshire Moorlands District Council as Council Tax Band 'E'.

FIXTURES AND FITTINGS

Only those items referred to in the particulars are included in the sale.

ENERGY PERFORMANCE RATING: E (44)

LOCAL PLANNING AUTHORITY

Staffordshire Moorlands District Council,
Moorlands House
Stockwell Street
Leek
ST13 6HQ
Tel: 0345 605 3010

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The property is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

TENURE AND POSSESSION

The property is sold with vacant possession granted upon completion.

The property is held under three separate titles, as follows:

SF546627 – Freehold (The Land)
SF546628 – Freehold (Western Part of the house)
SF427278 – Leasehold (Eastern Part of the house)

In respect of the Leasehold eastern part of the house, we understand this dates back to 1664 and is for a term of 1,094 years at a peppercorn rent (if demanded).

Full details will be included within the Auction Pack and copies of the Land Registry Entries and Plans are available from the selling agents upon request.

SOLICITORS

Clowes & Co. Solicitors
112 Baddeley
Green Lane,
Baddeley Green,
Stoke-on-Trent
ST2 7HA

Contact: Emma Lanza
Telephone: 01782 444204
Email: Emma.Lanza@clowessolicitors.co.uk

METHOD OF SALE

The property is to be offered for sale by Public Auction on **Thursday 6th June 2024 at 7:30pm at Westwood Golf Club, Newcastle Road, Leek, Staffordshire, ST13 7AA**. The Sellers reserve the right to exclude any of the property shown, sell the property beforehand or to generally amend the particulars.

ADDITIONAL INFORMATION CONTACT

Peter Kirton-Darling MRICS FAAV
Whittaker and Biggs
45-49 Derby Street
Leek
Staffordshire
ST13 6HU
Tel: 01538 372006
Email: peter@whittakerandbiggs.co.uk

PARTICULARS

Particulars written April 2024

MONEY LAUNDERING REGULATIONS

All Prospective Buyers should be aware, that in order to be in a position to bid at the auction the selling agents must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations 2017. All parties considering bidding must either call into our Leek Office on Derby Street and provide photographic id, ie passport/driving licence and proof of address ie: council tax/utility bill or alternatively present identification to the Auctioneers one hour prior to the commencement time of the Auction at the Auction Venue.

EXCHANGE OF CONTRACTS AND COMPLETION

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be nonreturnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). Completion will take place 28 days from the date of the auction.

DEFINITIONS OF GUIDE PRICE AND RESERVE PRICE

GUIDE PRICE: An indication of the Seller's current minimum acceptable price at Auction. The guide price or range of guide prices is given to assist prospective Buyers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the Seller and the Auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the Seller at any time up to the day of the Auction in light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition below). Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

RESERVE PRICE: The Seller's minimum acceptable price at Auction and the figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the Seller and Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

SALES CONDITIONS AND CONTRACT

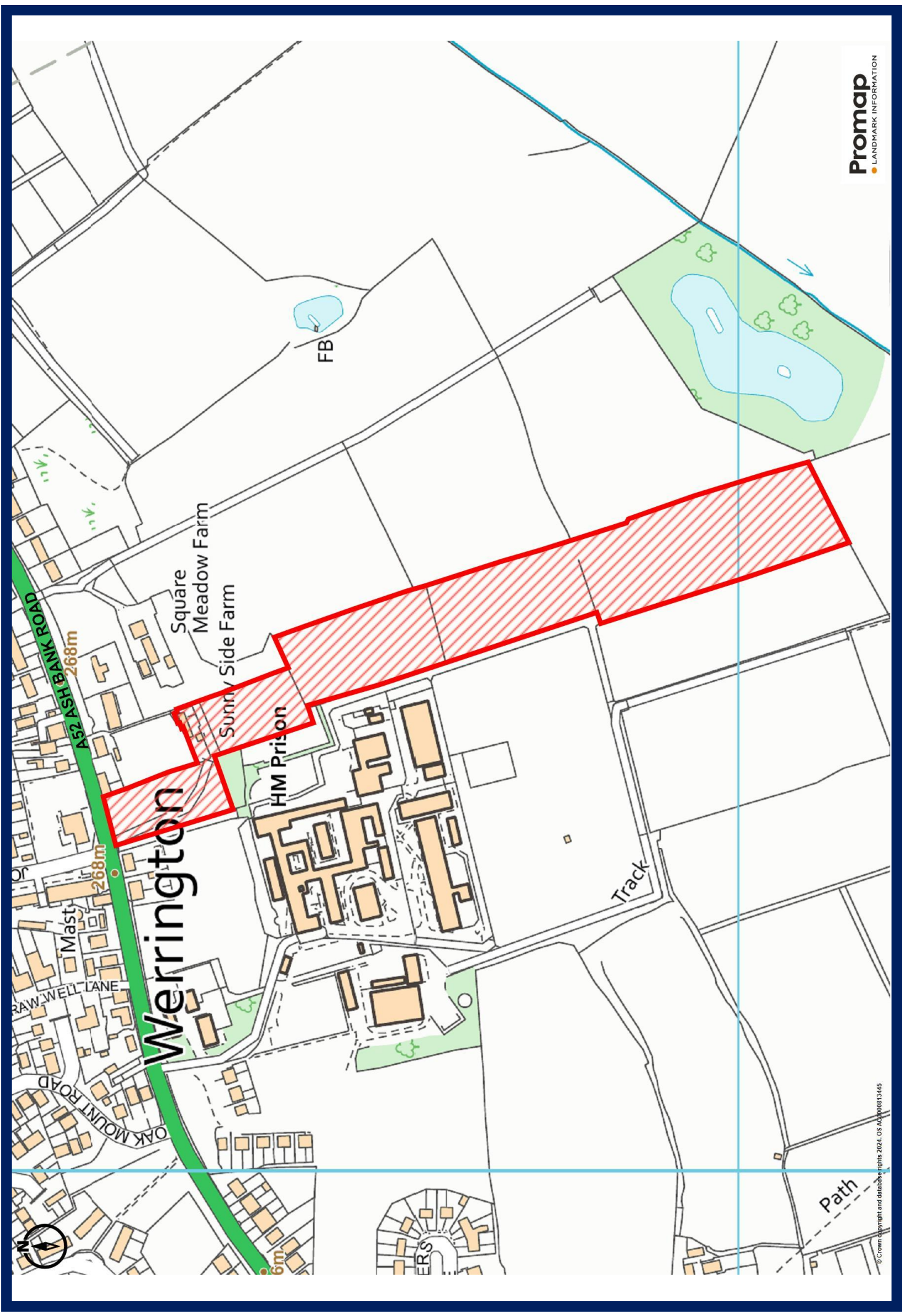
The Sales Conditions and Contract will be available for inspection at the Auctioneers' office and at the Solicitors during normal office hours in the 7 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

IMPORTANT NOTICE

WHITTAKER & BIGGS for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
- (iii) the making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that he/she has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) the photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) where any reference is made to planning permissions or potential uses, such information is given by WHITTAKER & BIGGS in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) the Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) the property is sold subject to reserve(s).
- (viii) WHITTAKER & BIGGS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



Werrington