



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308

ENQUIRIES@GRAHAMWATKINS.CO.UK

**FOR SALE BY ONLINE AUCTION**

(Unless sold by Private Treaty)



**Jennings Farm**

**Hill Chorlton, Newcastle Under Lyme, ST5 5JG**

**DEVELOPMENT POTENTIAL (subject to consents)**

**Guide Price - £500,000 - £600,000**







FOR SALE BY ONLINE AUCTION ON  
THURSDAY 31<sup>ST</sup> OCTOBER 2024  
REGISTER FROM 7 DAYS PRIOR - ONLINE BIDDING STARTS AT 9AM



### DIRECTIONS

Jennings Farm lies just off the main A51 Nantwich to Stone road, if approaching from the 'Swan with Two Necks' at Blackbrook follow the road toward Stone and past 'Slaters' and after a short distance turn into Kennels Lane where the property will be found after a short distance and also by our 'For Sale' boards that are erected at the property.

### SITUATION

The property is conveniently located lying just off the A51 being 6.7 miles from Newcastle under Lyme, 7.6 miles from Stone and 9.6 miles from Market Drayton.

### DESCRIPTION

Jennings Farm enjoys a pleasant location with good views to the front elevation over the surrounding countryside.

Comprising brick and tiled dwelling house with a good range of traditional and modern buildings. Included are paddocks lying to the front, with the whole extending to 3.48 acres or thereabouts.





The farmhouse has recently been used as two sets of living accommodation but would be more suitable to be put back to a single dwelling. Included with the dwelling house are a good range of traditional and modern farm buildings and adjacent grass paddocks. The whole of which extends to 3.48 acres or thereabouts.



### Farmhouse

Accommodation at present comprises:

#### **Porch - 3.00m x 1.83m**

With tiled floor and radiator

#### **Kitchen - 4.29m x 3.89m**

With tiled floor and part tiled walls, radiator, single drainer sink unit, range of kitchen wall and floor units, oil fired Aga which provides central heating and hot water.

### **Small Lobby**

With door off to Cellar

### **Pantry – 3.91m x 1.36m**

With fitted shelves and tiled floor

### **Living Room - 4.70m x 4.25m**

With open fireplace and radiator

### **Front Entrance Door**

### **Staircase leading to First Floor Landing**

### **Bedroom One - 4.25m x 4.67m**

With radiator and built in wardrobes

### **Bedroom Two - 3.94m x 3.82m**

With radiator

### **Bedroom Three - 1.82 x 2.94**

Single size with radiator

### **Bathroom - 4.29m x 3.51m**

With shower, bath, wash hand basin, low flush lavatory, tiled walls, radiator and airing cupboard.





Adjacent there is further accommodation which has been used for separate occupation and provides the following accommodation:

**Entrance Door and Hall**

With tiled floor and pantry off

**Kitchen - 2.99m x 3.97m**

With wood burning stove, tiled floor, range of dated kitchen wall and floor units, part tiled walls and sink unit

**Bathroom - 0.85m x 1.97m**

With bath with shower over (disconnected)

**Lobby**

With staircase off

**Lounge - 3.90m x 4.24m**

With open fireplace and electric storage heater

**Staircase leading to First Floor Landing**

**Lavatory**

With low flush lavatory and part tiled walls

**Bedroom One - 3.00m x 3.94m**

With wash hand basin, walk in wardrobe housing water storage tanks and radiator

**Please Note**

It is considered that the farmhouse would be more suitable to be used as a single dwelling offering scope to provide spacious family living accommodation.



## OUTSIDE

Outside the dwelling there is a rear concrete enclosed yard area and to the front there is a garden area with lawn and floral borders.

## Services

We understand that the property is connected to mains electricity, and water with drainage being by private means.

## FARM BUILDINGS

These lie adjacent to the dwelling and include traditional brick and tiled ranges and modern farm buildings.

It is considered the traditional buildings could have potential for alternative uses subject to necessary consents. Interested parties should make their own enquiries of the Local Authority.

Traditional Brick & Tiled Range comprises:-

### **Outside W.C**

With low flush lavatory and tiled floor

### **Storeroom - 4.76m x 4.80m**

With central heating fuel tank.

### **Loose Box - 4.76m x 3.39m**

### **Fodder Bing - 4.87m x 1.07m**

### **Shippon For 5 - 4.16m x 4.75m**





**Storeroom – 1.62m x 3.47m**

Brick and profile sheeted lean to storeroom

**Lean To**

Brick and profile Lean To comprising:

**Loose Box – 3.06m x 4.12m**

**Loose Box – 3.06m x 6.05m**

**Storage Building – 2.49m x 3.61m**

Wood and corrugated storage building

**Double Shippon For 20 - 10.60m x 10.21m**

Constructed of brick and profile sheeting

**Former Dairy – 2.41m x 3.04m**

Constructed of brick and profile sheeting

**Concrete block and profile Livestock Building comprising:-**

**Loose Box - 3.57m x 2.28m**

**Loose Box – 3.68m x 3.06m**

**Traditional Hay Barn with Lean To – 13.03m x 7.15m**

Portal frame with corrugated sheeting

**Timber and corrugated Lean To – 7.14m x 3.85m**

**Storage Building – 7.00m x 10.00m approx**

2 bay steel and corrugated mono pitched roof with open sides





### **Storage Building – 9.13m x 3.53m**

Corrugated clad

### **Livestock Building - 13.48m x 22.81m**

Portal framed with concrete block, part profile sheeting and part Yorkshire Board walls under a profile sheeted roof with concrete floor, feed barriers and gates as fitted

### **Workshop / Storage Building – 13.47m x 8.19m**

Concrete block and sheeted walls with double wooden entrance doors and concrete floor

Small brick and tiled **Range** with loft over comprising:-

### **Garage – 4.16m x 2.46m**

Open fronted

### **Loose Box - 3.60m x 4.07m**

### **Lean To of**

Timber and corrugated sheeting

### **Please Note**

We understand the roadway that runs through the property is not within the ownership of the property.





### **LAND**

The land extends to 3.48 acres or thereabouts in total, is all laid to grass and is considered to be in good heart as will be seen from inspection and to the front of the homestead.

### **Solicitors Details**

Mr C Murphy  
Whitehead Solicitors  
6 Water Street  
Newcastle U Lyme  
Staffordshire  
ST5 1HR

### **Viewings**

By prior arrangement through Graham Watkins & Co.

### **Tenure and Possession**

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

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **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.

### **Local Authority**

The local authority is Newcastle Under Lyme Borough Council, Castle House, Barracks Road, Newcastle Under Lyme, ST5 1BL – 01782 717717, to whom enquiries should be addressed in respect of planning or any other relevant matters.



### **Guide Price**

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

### **Condition of Sale**

The conditions of sale are available on request seven days prior to the sale.

### **Buyer(s) Fee**

The successful buyer of each lot shall be required to pay a buyers fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

### **Money Laundering Regulations 2017**

Please note under the above regulations all potential buyers who intend to bid at property/land auctions must register prior to the commencement of the auction and provide two forms of 'ID'. A photographic ID, such as a current passport or new style UK driving licence AND a utility bill, bank or building society

statement, or credit card bill issued within the previous three months, providing evidence of residency at the correspondence address.

Registration facilities are available in the auction room from 6:30pm.

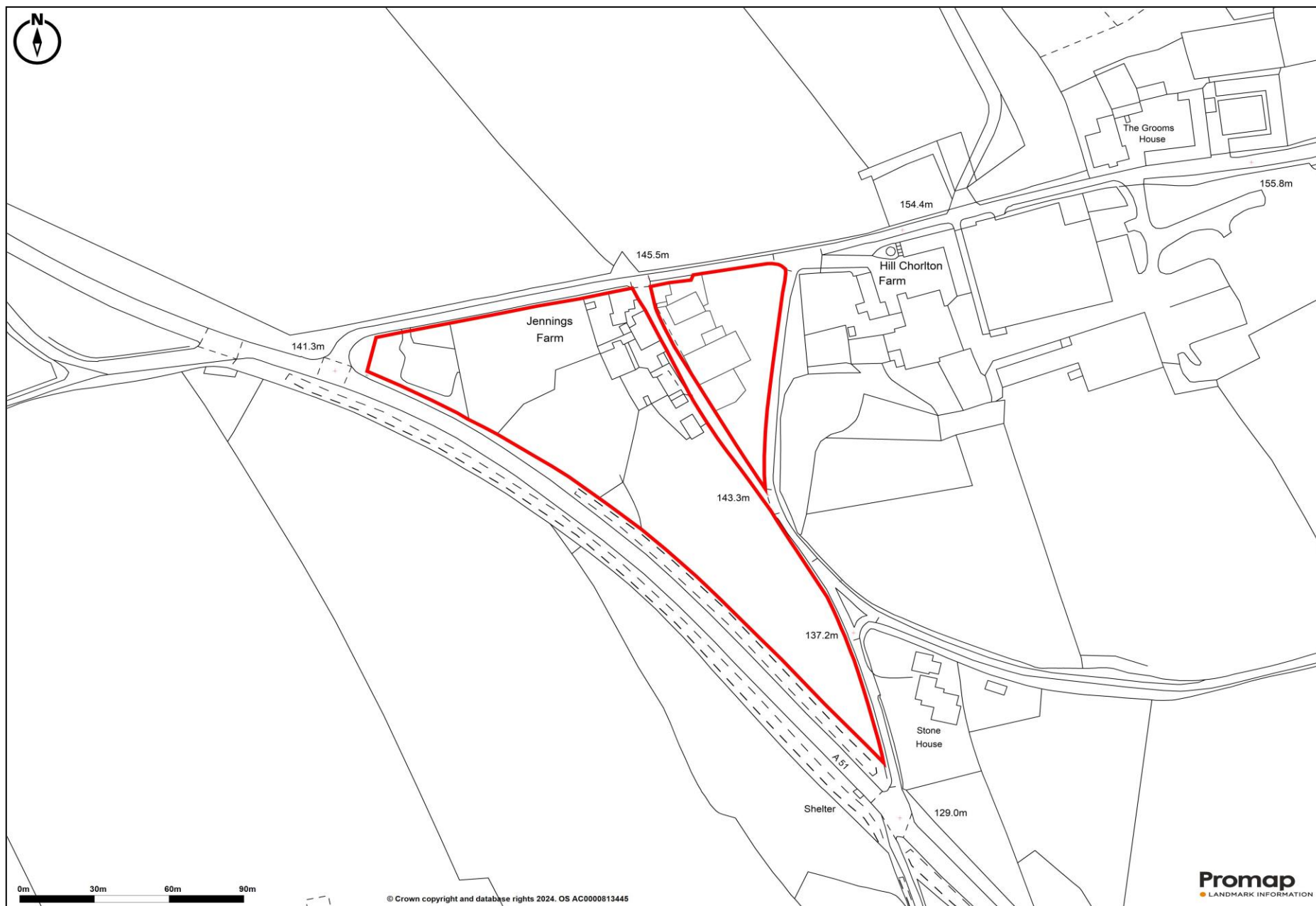
Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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.



**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.



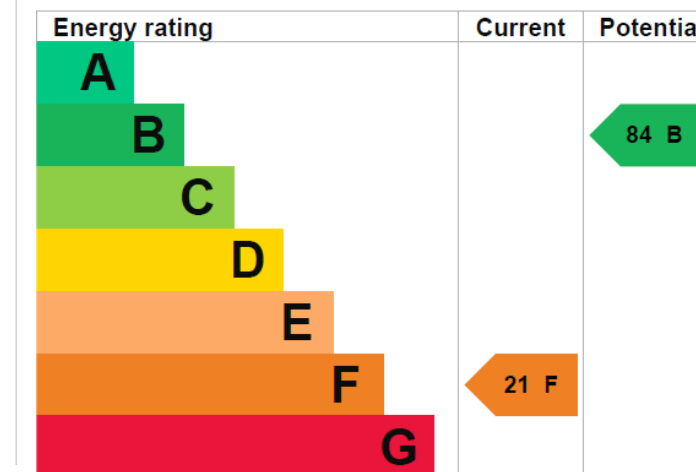


## Energy performance certificate (EPC)

|  |                           |                     |                          |
|--|---------------------------|---------------------|--------------------------|
| Jennings Farm<br>Hill Chorlton<br>NEWCASTLE<br>ST5 5JF | Energy rating<br><b>F</b> | Valid until:        | 14 June 2025             |
|  |                           | Certificate number: | 9308-2063-7286-3465-8990 |

Property type Semi-detached house

Total floor area 123 square metres



## Energy performance certificate (EPC)

|  |                           |                     |                          |
|--|---------------------------|---------------------|--------------------------|
| Jennings Farm Cottage<br>Hill Chorlton<br>NEWCASTLE<br>ST5 5JF | Energy rating<br><b>G</b> | Valid until:        | 15 June 2025             |
|  |                           | Certificate number: | 9708-9073-7216-3865-8970 |

Property type Semi-detached house

Total floor area 48 square metres

