

Kingsley Moor, Kingsley Moor Stoke - On - Trent, ST10 2EN

The Woodlands provides a fantastic opportunity to acquire a four bedroom detached family home offered with a vast array of various outbuildings with a large yard area, a successful fishing pool, kennels, stables and menage, together with approximately 14 acres or thereabouts of grassland. This plot sits in an elevated position which commands far reaching views over the surrounding countryside.

The Woodlands offers great potential to establish a Business, Equestrian or Smallholding facility. The property has the important benefit of multiple access points to the road, making it ideally suited to a range of business purposes without detriment to the amenity of the dwelling. A spacious yard area services the building which could also be useful for HGV's etc. (subject to planning). Similarly it would be easily adapted to provide a livery yard, taking advantage of the land and menage.

Viewing highly recommended to appreciate the array of opportunities offered. Please see the attached brochure.

Offers Over £900,000



Kingsley Moor,

Kingsley Moor Stoke - On - Trent, ST10 2EN



- Four Bedroom Home
- 14 Acres
- Multiple Outbuildings
- Stable, Menage and Pond

Situation	Dining Area	Corrugated Porter Cabin
Directions	9'9" x 8'6" (2.97 x 2.59)	Outbuildings
The Woodlands	First Floor Landing	Outbuildings.
Accommodation Comprises:	Bedroom Two	Menage
Entrance Porch	13'1" x 10'11" (3.98 x 3.32)	98'5" x 131'3" (30 x 40)
Hallway	Bedroom Four	Services
Sitting Room	9'11" x 8'6" (3.02 x 2.60)	Land
13'0" x 10'10" (3.97 x 3.30)	Bedroom Three	Pond
Living Room	Bathroom	Council Tax Band
15'11" x 11'11" (4.85 x 3.63)	8'8" x 4'10" (2.63 x 1.48)	Local Authority
Office	Bedroom One	Viewings
9'5" x 9'2" (2.88 x 2.79)	18'5" x 9'5" (5.62 x 2.88)	Measurements
Inner Hall	En-suite	Tenure and Possession
Rear Porch	11'9" x 8'9" (3.59 x 2.67)	Please Note
Dining Kitchen	Outside	Wayleaves
16'9" x 9'5" (5.10 x 2.87)	Detached Garage	

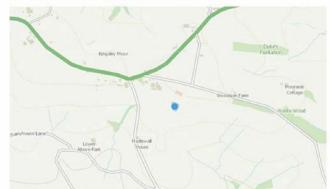


Directions



Pool location and specification:
Location: National Grid reference SJ99262-46239

Rental income approximately £600 annually



The largest carp captured: 10 pounds 3 ounces.



This pool is a well established fishing pool, also known as the pig farm pool, it was formed from opencast coalmining over 50 years ago, it was rented by Bucknall Fishing Club for many years, and then Creda Redhouse Fishing Club until 3 years ago, recently very few anglers have fished the pool.

only friends of the vendors.
The pie chart to the left depicts the species of fish in weight. This equates to roughly 175 lb per acre stock density, for a pool of this size the Environment Agency would recommend a stock density of between 250 – 300 pounds of fish per acre.

A picture of the bream, these all appear

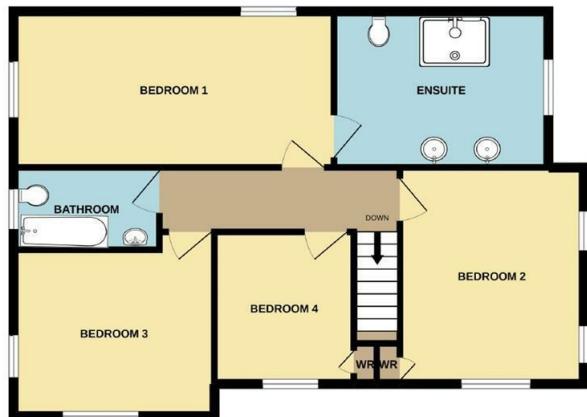


Floor Plan

GROUND FLOOR



FIRST FLOOR



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.
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	