



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



BARN & 0.78 ACRES at Carr House Farm, Carr Lane

Audley, Stoke-On-Trent, ST7 8DP

LOT TWO - TRADITIONAL BRICK BARN WITH PLANNING PERMISSION & 0.78 ACRES OR THEREABOUTS

The site extends to 1054m² or thereabouts altogether and comprises a traditional brick and tile cattle building, with loft above extending to 220 m² GIA and has a single storey brick and tile lean to. The outbuilding has recently had the benefit of securing planning permission for the conversion into a single spacious four-bedroom residential dwelling.

The site currently also comprises a further traditional single storey brick and tile shippoon and further portal frame buildings to the rear. The planning decision requires for these ancillary buildings to be demolished.

Offers Over £250,000

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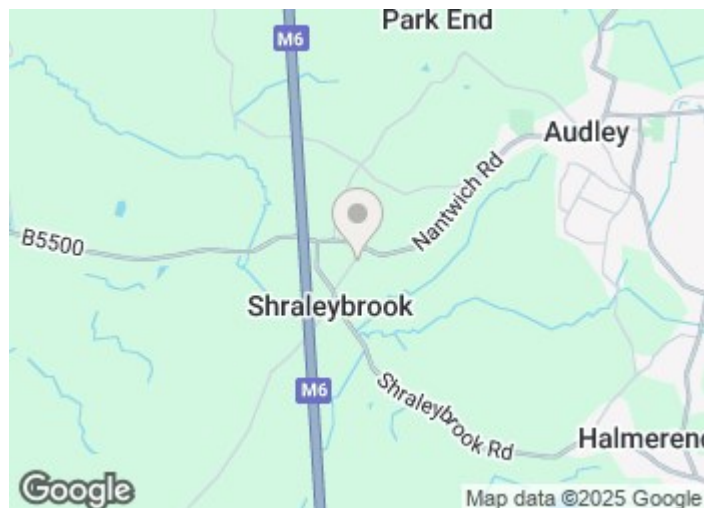


- Traditional Brick Built Barn with Planning Permission
- With 0.78 Acres or thereabouts
- With PP for a Single Four Bed Dwelling
- Situated in a Rural Setting
- With Road Frontage.

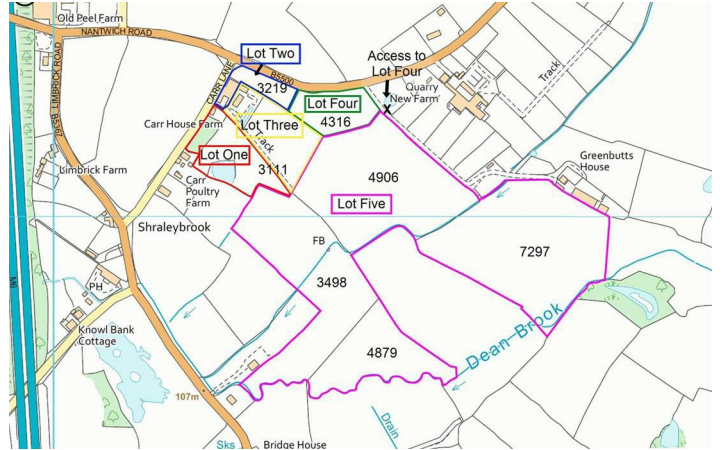
[Directions](#)

[Situation](#)

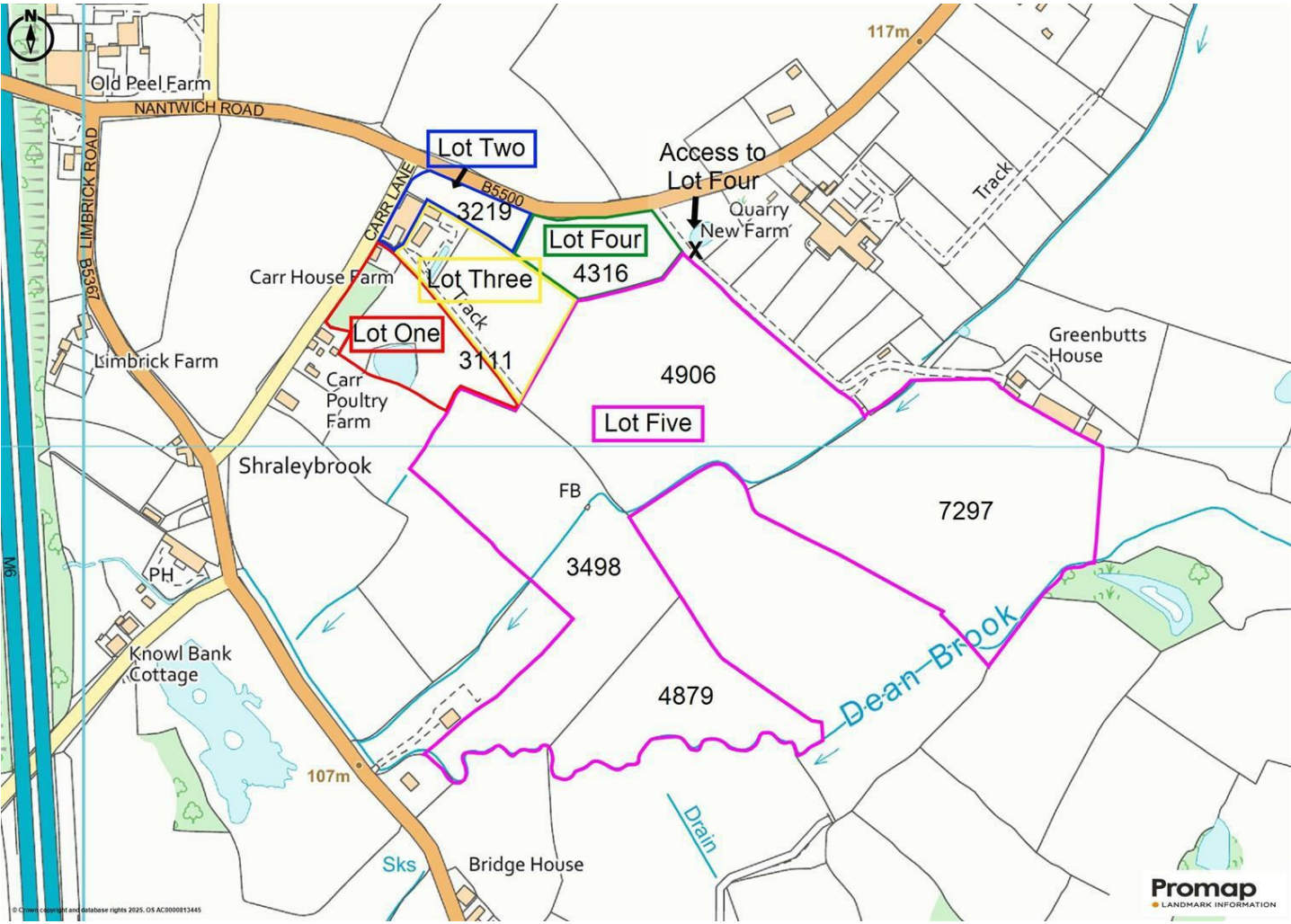
[PLEASE DOWNLOAD THE
ATTACHED BROCHURE](#)



[Directions](#)



Floor Plan



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

