



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Carr House Farm Carr Lane

Audley, Stoke-On-Trent, ST7 8DP

LOT FIVE - 28.88 ACRES OR THEREABOUTS OF GRASSLAND

Lot four extends to 28 acres or thereabouts altogether of grassland and is ring fenced. The land is level in nature and considered to be in good heart, suitable for grazing and mowing purposes. The land has been farmed organically for a number of years and to its most southern boundary is the Dean Brook.

The land would be of interest to farmers, investors and speculators.

The land benefits from good road frontage and is accessible via the farmyard and via a track from Nantwich Road (B5500).

**Offers Over £425,000**

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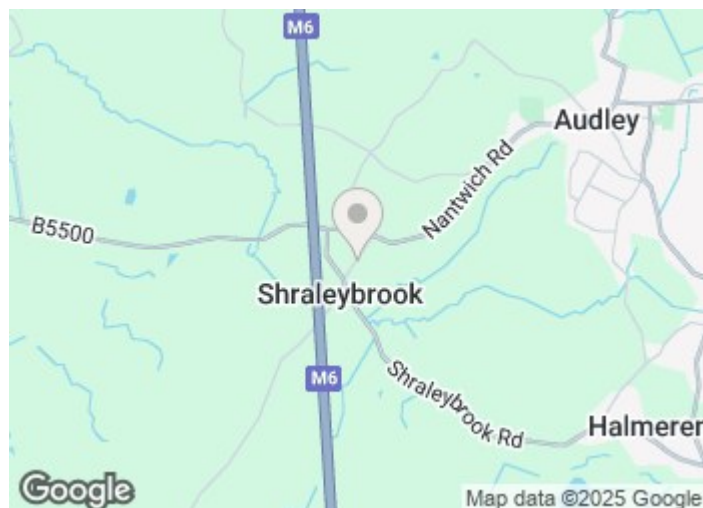


- 28.88 Acres or Thereabouts Organic Grassland
- Of Interest to Farmers, Equestrians or Speculators.
- Suitable for Mowing or Grazing Purposes
- With Road Frontage.

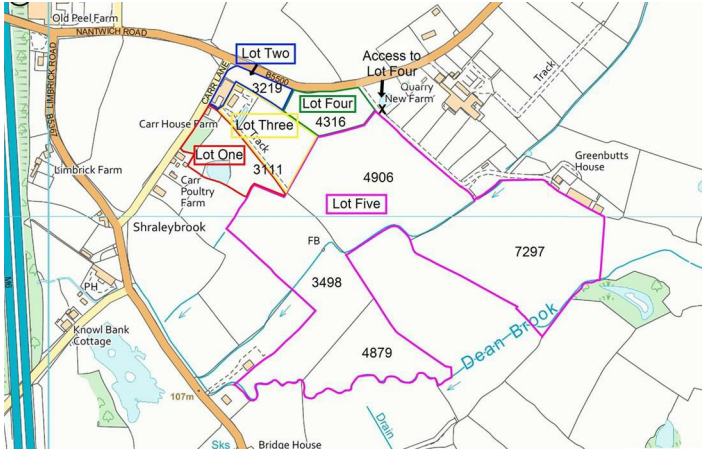
[Directions](#)

[Situation](#)

[PLEASE DOWNLOAD THE ATTACHED BROCHURE](#)

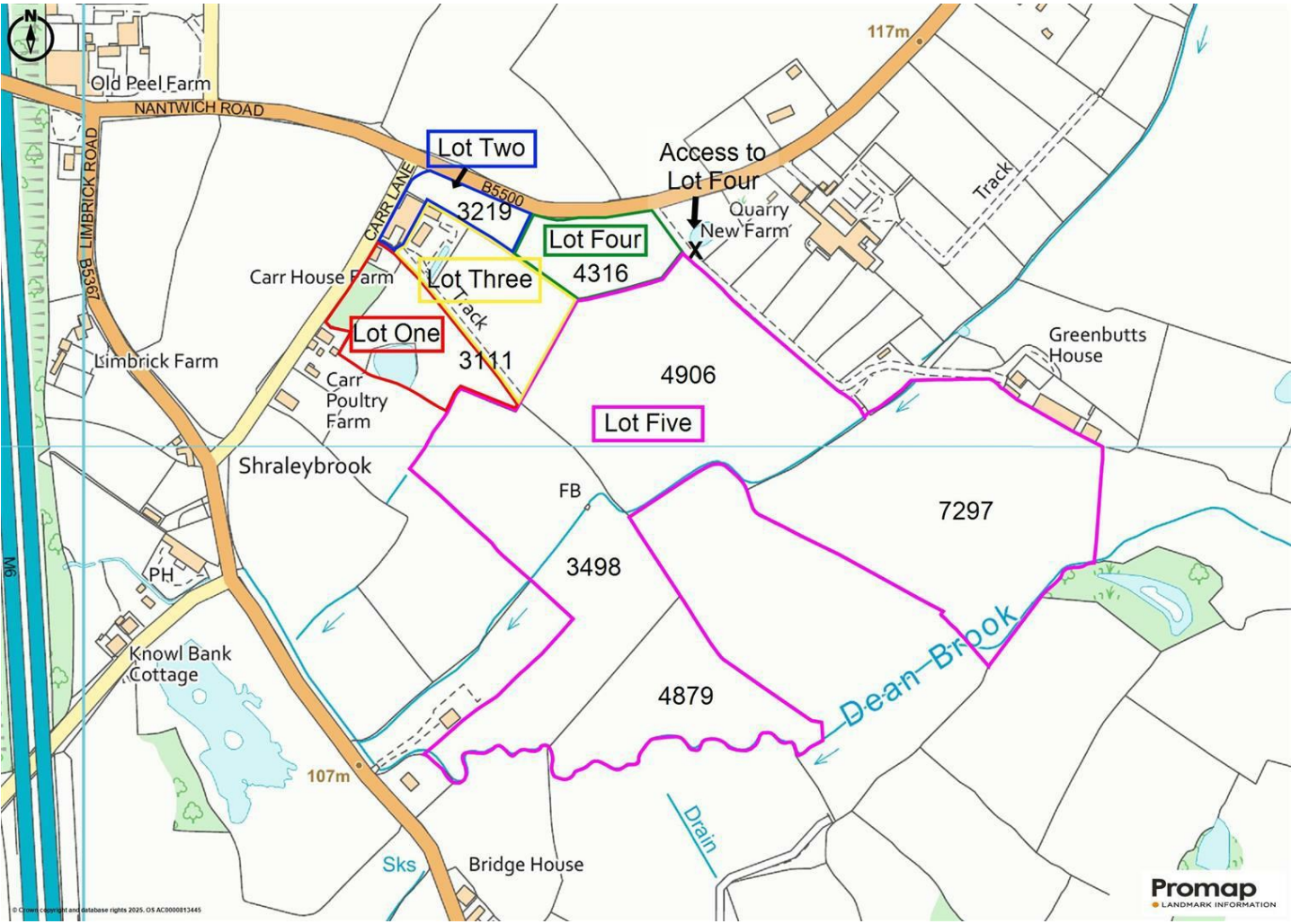


[Directions](#)





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

