



*Graham Watkins & Co.*

*Chartered Surveyors, Estate Agents, Auctioneers & Valuers*



**Spring Farm,  
Bramshall, Uttoxeter, Staffordshire, ST14 8SH**



# **FOR SALE BY PRIVATE TREATY**

**Spring Farm,  
Bramshall, Uttoxeter, Staffordshire, ST14 8SH**

**For Sale as Whole or in Three Lots**

Spring Farm comprises a substantial dwelling house together with an extensive range of outbuildings offering unrivaled potential, and is available as whole or in three lots, extending to 106 acres in total.

**Lot One: Farmhouse, Range of Farm Buildings and 10.04 Acres or thereabouts of Land  
Offers in the Region of £900,000**

**Lot Two: 21.11 Acres or thereabouts of Land  
Offers in the Region of £250,000**

**Lot Three: 76.50 Acres or thereabouts of Land  
Offers in the Region of £765,000**



## **SITUATION**

Spring Farm is situated in Bramshall a small village on the outskirts of Uttoxeter, lying approximately 3 miles West of Uttoxeter, approximately 14 miles from Ashbourne and 18 miles from Leek. The property is very well connected to the road network, being ideal to take advantage of commercial opportunity for the buildings or those needing to commute.

## **DIRECTIONS**

From our Leek office, take the A523 towards Ashbourne and turn left onto Ellastone Road, at the junction continue straight on carrying on along Ellastone Road. At the next junction go straight ahead onto Ridden Road and continue for 6 miles, at the junction turn right towards Uttoxeter. Join the B5030 and continue through Uttoxeter, take Bramshall Road (B5027) and continue for approximately 2.5 miles, Spring Farm will be situated on the left hand side identified by our Agents 'For Sale' sign.

## **DESCRIPTION**

### **LOT ONE: FARMHOUSE, RANGE OF FARMBUILDINGS AND 10.04 ACRES OF LAND OR THEREABOUTS**

Spring Farm comprises a traditional brick and tile farmhouse, together with a large range of portal frame constructed farm building lying in approximately 10.04 acres of land or thereabouts.

The dwelling house provides extensive accommodation over three floors and is briefly arranged as follows:

Front door into the entrance hall with staircase off.

#### **Sitting Room - 4.88m x 4.01m**

With radiator and sliding doors into the lounge.

#### **Lounge - 6.50m x 3.95m**

Having a multi fuel stove set in a fireplace with tiled hearth, two radiators and windows to two aspects.

#### **Dining Room - 3.89m x 4.13m**

Having a multi fuel stove with back boiler set in a fireplace, cupboard in recess.

#### **Kitchen - 3.97m x 4.12m**

The kitchen offers a comprehensive range of wall and base units, central island, range master cooker with extractor fan over, stainless steel sink and drainer unit.

#### **Rear Porch - 4.03m x 1.29m**



**Back Kitchen - 5.38m x 2.41m**

With stainless steel sink and base units, tiled floor, radiator and door to outside.

**Shower Room**

With lavatory, basin, shower and radiator.

**First Floor Landing**

Landing area with large store cupboard and airing cupboard beyond.

**Bedroom One - 4.24m x 4.015**

With radiator.

**Bedroom Two - 4.023m x 3.12m**

With radiator.

**Bedroom Three - 4.12m x 3.97m**

With radiator.

**Bedroom Four - 4.25m x 3.97m**

With radiator.

**Second Floor Landing**

Wide staircase leading to the second floor landing with eaves storage off.  
Providing Access to:

**Bedroom Five - 4.33m x 4.25m**

With radiator.

**Bedroom Six - 4.35m x 4.08m**

With radiator.

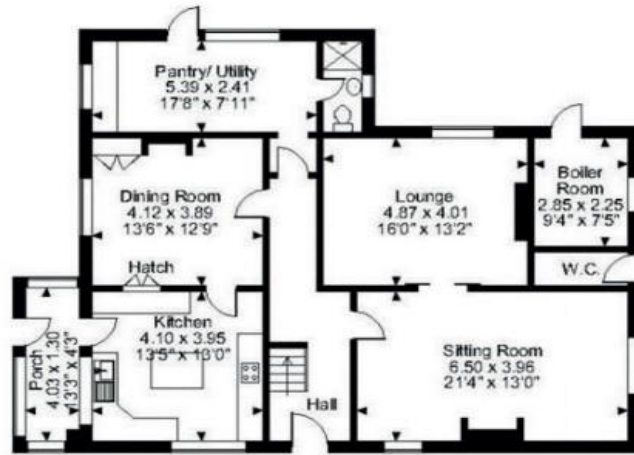
**Outside**

Adjoining single storey store buildings and outside W.C

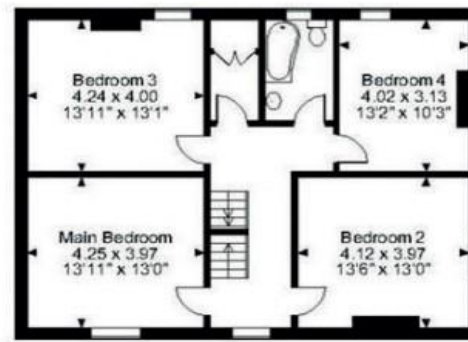
Good sized gardens to the front aspect laid to lawn with a small pond.



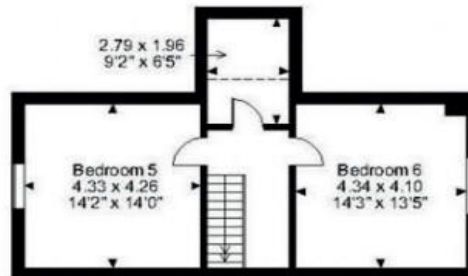
## FLOOR PLAN



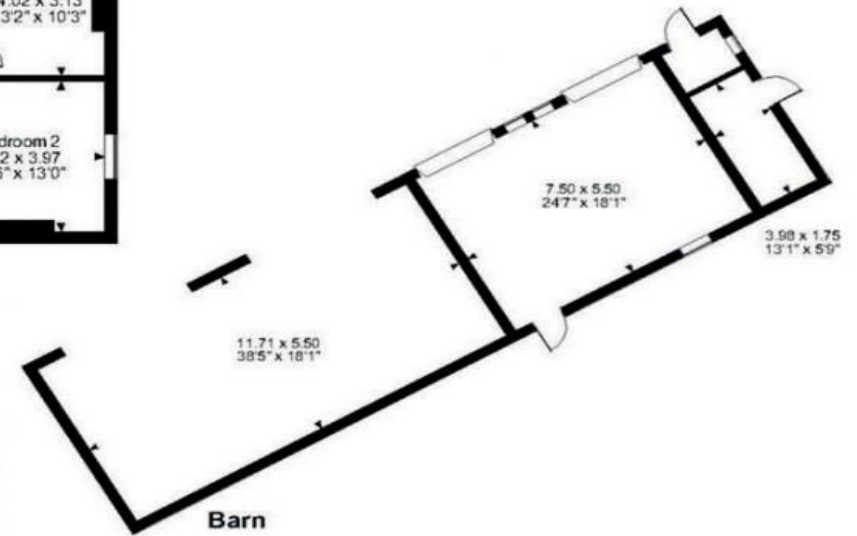
**Ground Floor**



**First Floor**



**Second Floor**



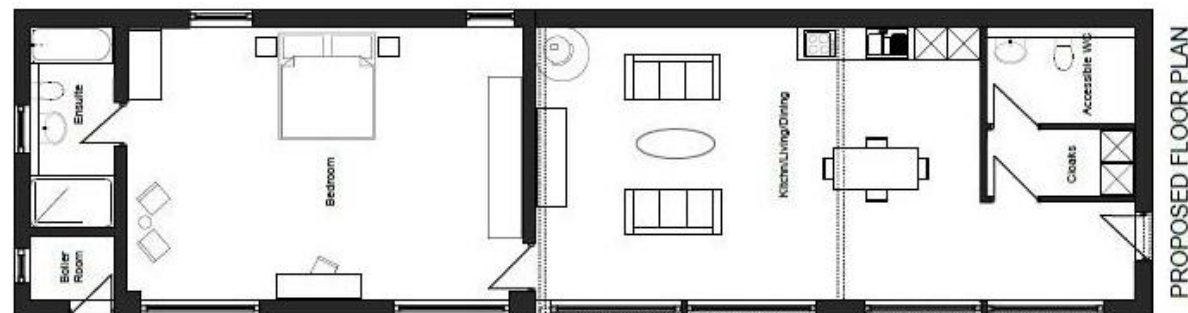
**Barn**

## EPC

<div>Spring Farm Stone Road UTTOXETER ST14 8SH</div> <div>Energy rating <b>F</b></div>		Score	Energy rating	Current	Potential
		92+	<b>A</b>		
		81-91	<b>B</b>		
		69-80	<b>C</b>		
		55-68	<b>D</b>		63   <b>D</b>
		39-54	<b>E</b>		
		21-38	<b>F</b>	29   <b>F</b>	
Valid until <b>7 December 2031</b>		Certificate number <b>2563-1346-7010-1821-9651</b>			
Property type Detached house		1-20	<b>G</b>		
Total floor area 246 square metres					

## PLANNING PERMISSION

Planning permission was granted by East Staffordshire Borough Council on **16<sup>th</sup> November 2021** for the 'Conversion and alterations of agricultural building to form annex and erection of a replacement building for domestic garage, home office and stables including change of use of land to part of domestic curtilage.' The reference number for the application is **P/2021/00793** and further information is obtainable from the East Staffordshire Borough Council's online planning portal.





## **OUTBUILDINGS**

Spring Farm offers an impressive and extensive range of portal frame buildings, currently utilised for agricultural purposes but also considered to have significant potential for other uses (subject to consents) given the position of the farm and extent of buildings on offer.

Adjacent to the farm dwelling is a Garage & Store with Planning Permission for conversion to a one bed annex. With a further Workshop and Store also adjacent to the property with Planning consent secured for conversion to stables, office and garage. Further information regarding planning consent can be found on the 'Planning Permissions' page above.

Please Note – Numbers of Buildings as shown on the Building Plan are for reference purposes only.

The range of farm buildings briefly comprise the following:

- 1 - Lean to - 27.4m x 4.6m**
- 2 - Grain Store - 27.4m x 8.49m**
- 3 - Machinery Store - 27.4m x 11.68m**
- 4 - Dutch Barn - 27.4m x 11.68m**
- 5 - Steel Portal Frame - 13.5m x 7.85m**
- 6 - Chemical Store - 4.00m x 3.6m**
- 7 - Cubicle Shed - 22.0m x 11.9m**
- 8 - Cubicle Shed - 21.9m x 13.0m**
- 9 - Lean to - 29.7m x 7.50m**
- 10 - Cubicle Shed - 13.6m x 5.4m**
- 11 - 4 Bay Building - 18.1m x 9.03m**
- 12 - Silage Clamp**
- 13 - Steel Portal Frame - 14.00m x 6.10m**
- 14 - Steel Frame Portal Building - 27.3m x 8.80m**
- 15 - Lean to - 27.40m x 5.58m**



Please Note – The vendor requires a licence to continue to use the grain store for the current seasons crop. Further details available upon viewing the property.



**BUILDING PLAN**  
(NOT TO SCALE – FOR REFERENCE ONLY)



## LAND

The land extends to 10.04 acres or thereabouts and is ring fenced. The land is level in nature and is considered to be in very good heart, currently utilised for arable cropping, but equally suited to pasture land if so desired.

The land can be further described in the schedule below:

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
6436	Arable	3.19
-	Homestead	0.87
		<b>4.06 Hectares</b>
		<b>Or 10.04 Acres</b>
		<b>Or Thereabouts</b>



## **LOT TWO**

### **21.11 ACRES OF LAND OR THEREABOUTS**

The land extends to 21.22 acres of thereabouts in a single ring fenced parcel, being level in nature. The land is in very good heart, and currently used for arable cropping.

The land can be further described in the schedule below:

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
4337	Arable	8.55
		<b>8.55 Hectares</b>
		<b>Or 21.22 Acres</b>
		<b>Or Thereabouts</b>





### **LOT THREE**

#### **76.50 ACRES OF LAND OR THEREABOUTS**

The land extends to 76.50 acres of thereabouts and lies to the Southwest of the farmstead. The land is ring fenced and is considered to be in very good heart, being capable of growing both arable crops and grass. The land is undulated in nature with some areas being relatively level. The land will be accessed by a strip of land from the road, and will have ownership of the access strip.

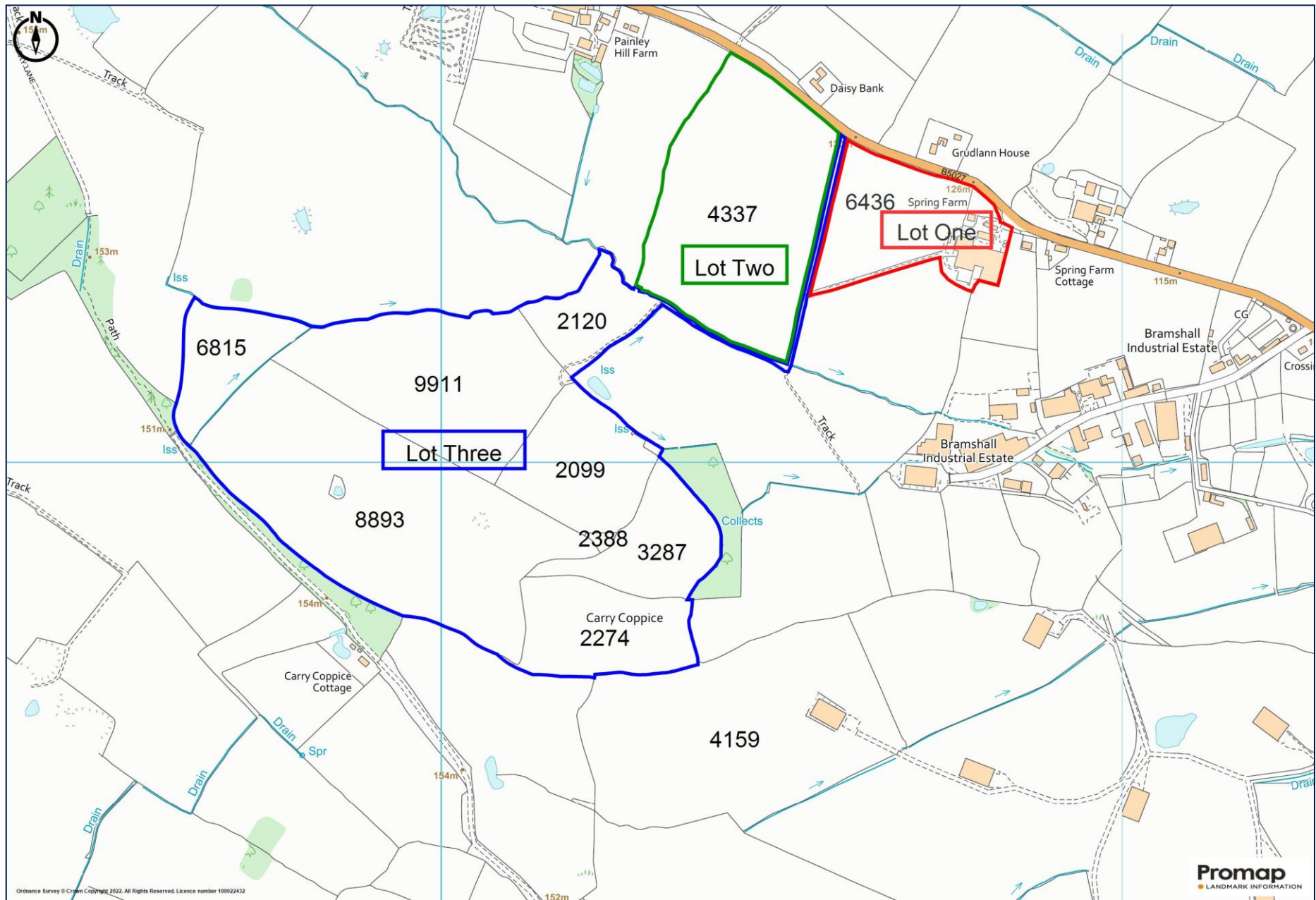
The land can be further described in the schedule below:

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
2120	Grassland	1.70
3287	Grassland	2.54
2099	Grassland	3.24
9911	Grassland	6.50
8893	Arable	11.65
6815	Arable	2.04
2274	Arable	3.21
2388	Grassland	0.08
		<b>30.96 Hectares</b>
		<b>Or 76.50 Acres</b>
		<b>Or Thereabouts</b>



**FOR IDENTIFICATION ONLY – NOT TO SCALE**

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## **SERVICES**

We understand that the property is connected to mains water and electricity, with heating by solid fuel with back boiler. Lot Two and Three have no services connected but an easement can be granted as required to facilitate services if required.

## **SPORTING RIGHTS**

We understand the vendor is to retain the sporting rights on the land.

## **LOCAL AUTHORITY**

The local authority is East Staffordshire Borough Council and Staffordshire County Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

## **BASIC PAYMENT SCHEME**

The application for 2022 has been claimed and will be retained by the vendor. The entitlements will be made available to the purchases subject to the rules of the Rural Payments Agency.

## **TENURE AND POSSESSION**

The property is held freehold and part vacant possession will be given upon completion. The vendor wishes to occupy some of the farm buildings for at least 12-16 months after completion of sale.

## **VIEWING**

By prior arrangement through Graham Watkins & Co. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 37330 or alternatively contact Stephen Egerton (Ask4Change) via email [stephen@ask4change.co.uk](mailto:stephen@ask4change.co.uk) or telephone 01889 502727.

## **MORTGAGE PROVISION**

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

## **THINKING OF MOVING?**

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

## **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.



## **WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

## **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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

## **WEBSITES**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

[www.ask4change.co.uk](http://www.ask4change.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

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