

**FOR SALE BY PRIVATE TREATY**



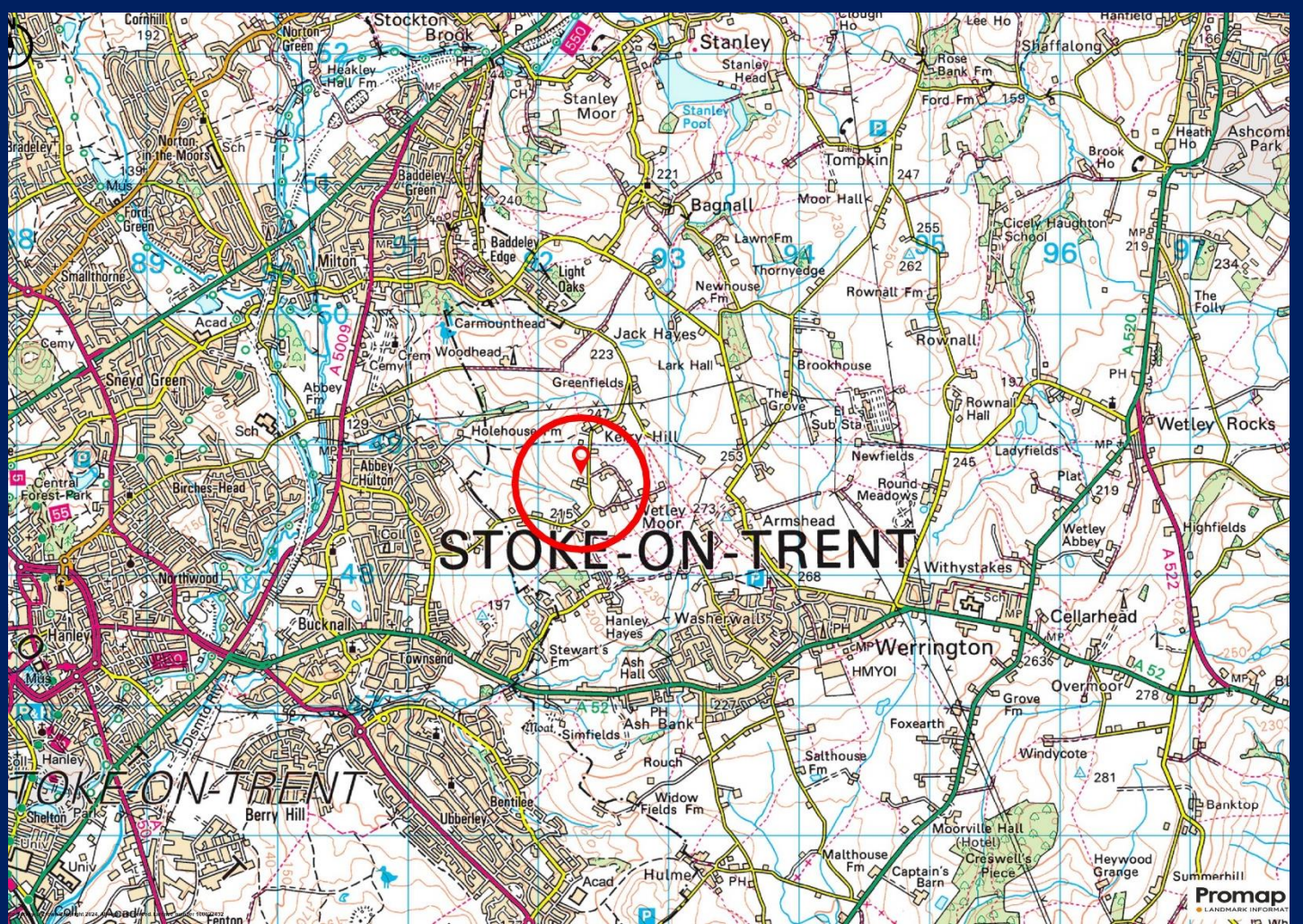
**BARNs & LAND OFF EAVES LANE,  
ARMSHEAD, STOKE-ON-TRENT, STAFFORDSHIRE, ST2 8LY**

Situated in a rural yet accessible location, only 4 ½ miles from the hustle and bustle of the City of Stoke-on-Trent, a rare and exciting opportunity to acquire a picturesque and accessible smallholding with mains electricity supply connected and extending to approximately 2.74 acres (1.11 hectares), with yard areas, barns and grass paddocks ideally suited to the grazing of horses & livestock or horticultural uses. The sellers advise that there was an HGV Operators Licence for the parking of two lorries and trailers, but this has since lapsed. The barns are versatile and considered to have potential for alternative uses subject to obtaining any necessary planning consents.

**In all about 2.74 acres (1.11 hectares)**

**ASKING PRICE - £190,000**





## LOCATION

The land is located to the west of the 'C' classified quiet country lane known as Eaves Lane and which links the settlements of Badderley Green to Abbey Hulton. The Hanley district of Stoke-on-Trent is approximately 4 miles to the west and the market town of Leek is approximately 9.6 miles to the north east.

## DIRECTIONS

From Leek proceed out of the town on the A53 Newcastle Road. Follow this road for some 5 miles and upon entering the village of Endon turn left into Station Road signposted Bagnall and Stanley. Continue along this road for approximately three quarters of a mile and then turn right into Stanley Road signposted Bagnall. Follow this road for quarter of a mile and prior to reaching the Rose and Crown public house turn left into Clewloes Bank. Follow this road proceeding through the village and upon reaching its extremity at the "T" Junction turn right into Bagnall Road. Follow this road for approximately half a mile and take the second left into Jack Haye Lane. Follow this road for approximately 1.3 miles and the land is located on the right hand side.

**What3Words:** ///regard.valid.speeds

## VIEWINGS

The land may be viewed during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view.

Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss howsoever caused. All gates are to be left as found and prospective purchasers are to be made aware of the presence of some geese that are owned by the seller and housed in the Field Shelters and adjacent yard area.



## DESCRIPTION

The property is shown as edged red on the attached plan and in total extends to approximately 2.74 acres (1.11 hectares).

The land has long frontage and gated access located in the south eastern corner off Eaves Lane.

Through the entrance gateway there is a stoned yard area and which leads to the two barns:

### **BARN 1 – 9.20 m x 8.60 m**

Of steel frame construction with a corrugated metal double pitched roof over an earth floor.

### **BARN 2 – 11.70 m x 7.30 m**

Of steel frame construction under a mono pitched metal box profile sheeted roof, earth floor, timber boarded side cladding to rear and one side and open to the front and other side.

To the north of the yard there are three timber framed field shelters:

### **Field Shelter 1 – 6.20 m x 3.70 m**

Divided into two stables.

### **Field Shelter 2 – 3.95 m x 3.40 m**

Single stable

### **Field Shelter 3 – 3.35 m x 3.20 m**

Single stable

To the north of the field shelters there is a fenced off grassed area with a tree at its center and which in part is used for the growing of vegetables.

The grassland is internally divided into several paddocks which are level and regular in shape and well suited to the grazing of horses or livestock and capable of been mown for hay. There are two ponds situated within the paddocks near to the western boundary.

## GENERAL INFORMATION

### **SERVICES**

Mains electricity supply connected and which serves the barns, field shelters and up to where the caravan is sited.

No mains water supply connected. The sellers inform us that the water main runs on the opposite side of Eaves Lane, into which a connection may be possible subject to making the necessary application to the water company.

## FUTURE DEVELOPMENT OR CHANGE OF USE

There is no Overage/Clawback Clause on the sale of this land.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
ST13 6HQ  
Tel: 0345 605 3010

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC

The property is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water, electricity supply and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

## TENURE AND POSSESSION

The property is sold freehold and with vacant possession granted upon completion. All items belonging to the seller will be cleared from the site prior to completion.

## FIXTURES AND FITTINGS

Only those items referred to in the particulars are included in the sale.

## METHOD OF SALE

The property is offered for sale by private treaty and offers are invited for the purchase of the property from interested parties and which are to be made to the selling agents.

## ADDITIONAL INFORMATION CONTACT

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## PARTICULARS

Written January 2024

## PHOTOGRAPHS TAKEN

January 2024

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses







