



HEATH CROSS
CHEDDLETON HEATH ROAD, CHEDDLETON, LEEK, STAFFORDSHIRE

Est. 1930
Whittaker
& Biggs

HEATH CROSS

CHEDDLETON HEATH ROAD, CHEDDLETON, LEEK, STAFFORDSHIRE, ST13 7DX

Cheddleton 1.1 miles, Leek 2.6 miles, Hanley 10 miles

A SUBSTANTIAL FAMILY HOME WITH GROUNDS, OUTBUILDINGS, GRASSLAND AND WOODLAND

A detached four bed family home with great potential for renovations and remodelling and situated in gardens and grounds extending to 3.83 acres.

Separate 4.43 Acres of Grassland ideal for horses and livestock.

Mature woodland extending to approximately 12.13 acres.

No upward Chain

In all about 20.39 acres (8.25 ha) in total

For sale as a whole or in up to three lots by private treaty

LOT 1 – House, Buildings and Grounds 3.83 acres (1.55 hectares) – Guide Price £775,000

LOT 2 – 4.43 Acres (1.79 hectares) of Grassland – Guide Price £80,000

LOT 3 – 12.13 acres (4.91 hectares) of Woodland – Guide Price £90,000

Guide Price for the whole - £945,000



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SITUATION

Heath Cross is situated in the highly sought after and quiet semi-rural location of Cheddleton Heath and to the south and north of Cheddleton Heath Road which links to the A520 Leek to Stone Road. The village of Cheddleton is approximately 1 mile to the southwest and the bustling market town of Leek is only 2.6 miles to the north and offers a wide range of amenities, shops and secondary schools. The property is well situated for commuting to the wider areas being close to the Cheshire and Derbyshire border and the Potteries.

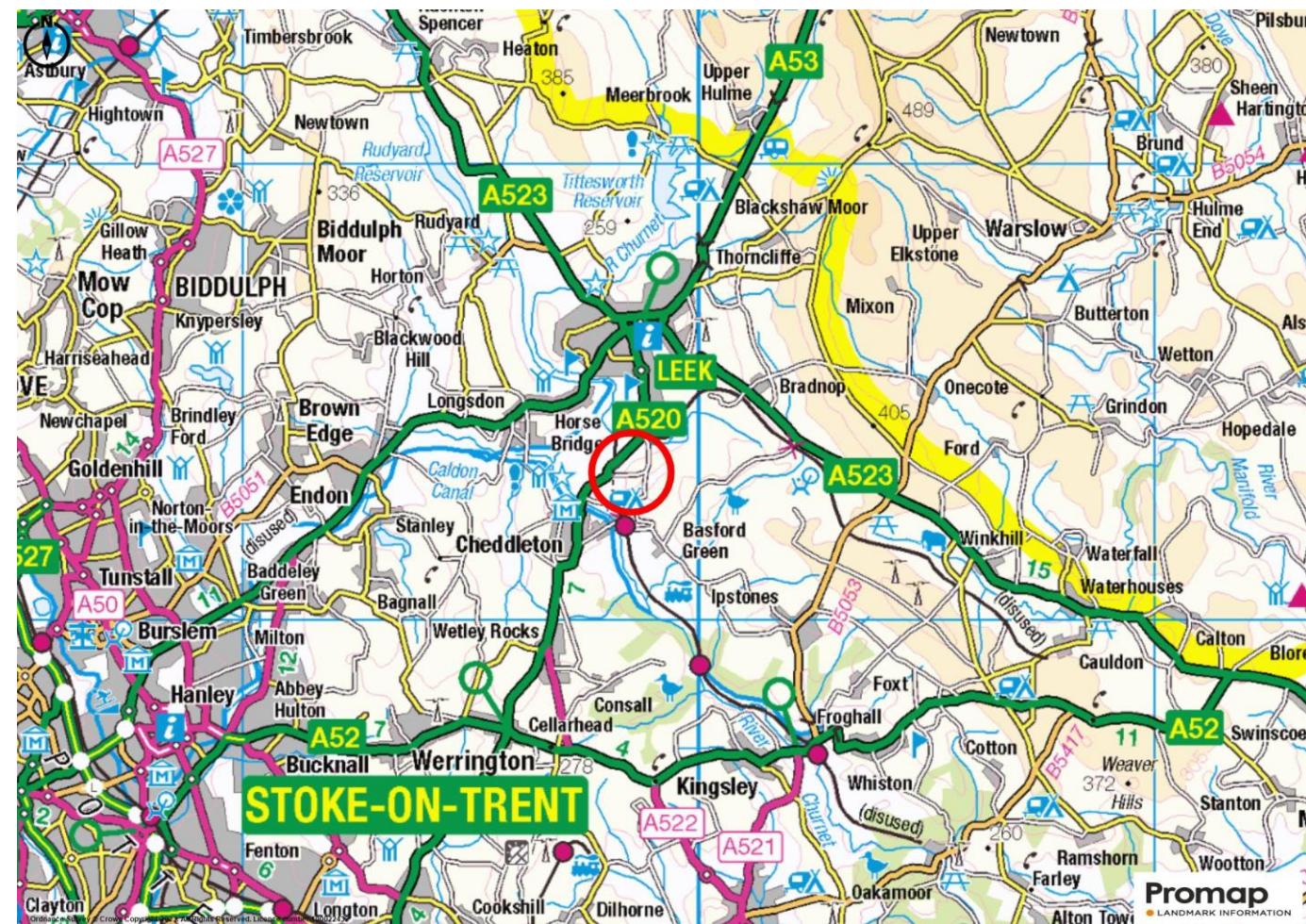
DESCRIPTION

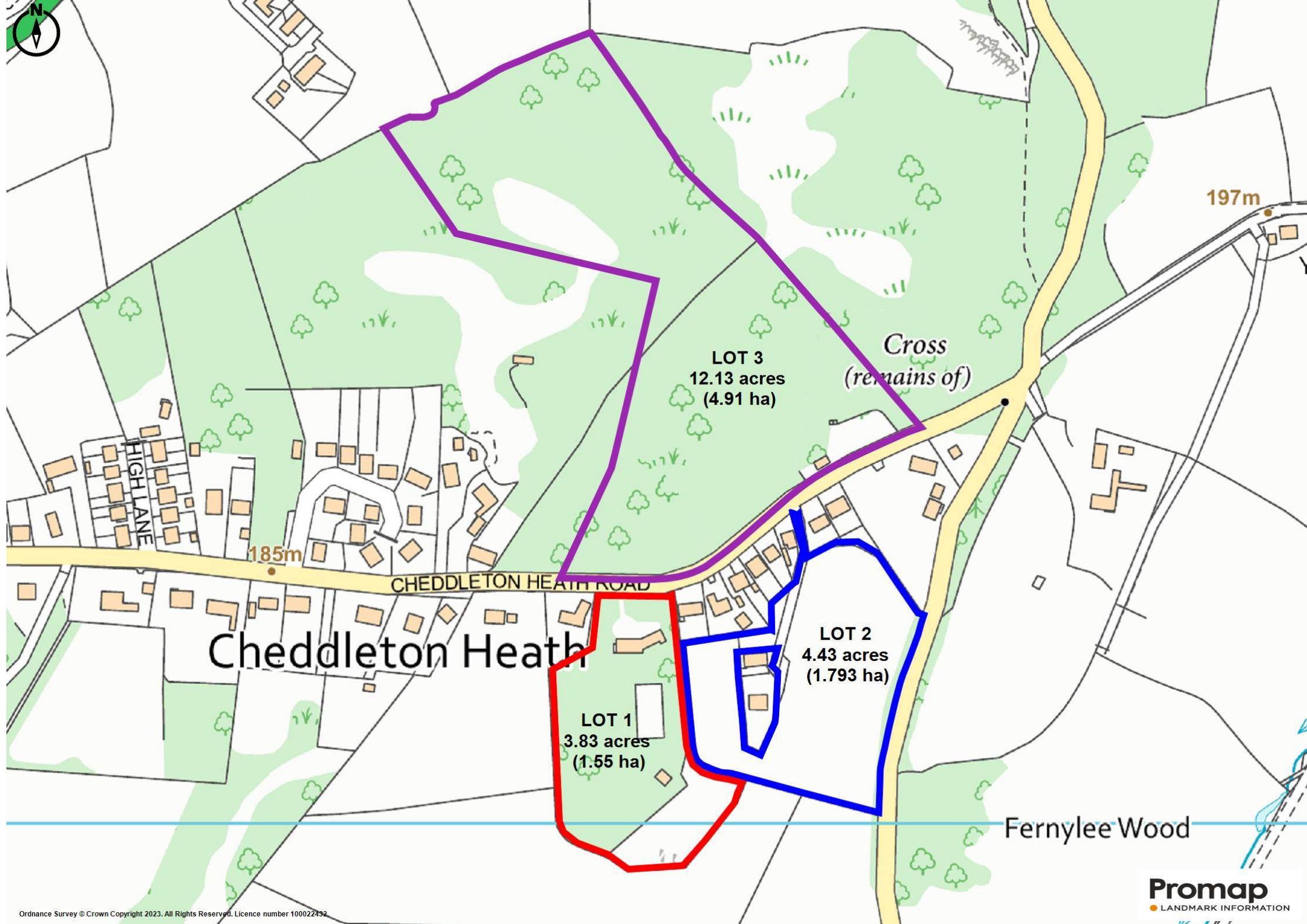
Lot 1 comprises of a substantial detached family home situated in gardens and grounds extending to 3.83 acres. With stunning elevated views across the adjoining countryside. The house offers spacious and versatile accommodation throughout extending to over 3,500 square feet of accommodation with great potential for renovations or remodelling.

To the east of the house and adjoining is Lot 2 and which comprises of approximately 4.43 acres of grassland, ideally suited to the grazing of horses and livestock and having the benefit of separate independent access off Cheddleton Heath Road.

To the north of the house and on the opposite side of the road is Lot 3. Extending to some 12.13 acres of undulating predominately Silver Birch woodland and which is designated as a nature conservation site.

All three lots are offered for sale with no onward chain and a viewing comes highly recommended to appreciate all this property has to offer.





LOT 1 – House, Buildings & Grounds extending to 3.83 acres (1.55 hectares)

Guide Price - £775,000

Edged RED on the sale plan

Heath Cross is a substantial family home which offers spacious and versatile accommodation throughout with great potential for renovations or remodelling and extending to in excess of 3,500 square feet.

On the ground floor the layout comprises, entrance hall, cloakroom, W/C, lounge, dining room, breakfast room, kitchen, study and a utility room.

To the first floor and accessed from a spacious central landing are four large double bedrooms, a dressing room, two bathrooms (one en-suite) and a separate WC and a shower.

Separated from the property via a courtyard, there is a boiler room, double garage and a further single garage.

There is great potential to substantially remodel or even redevelop the site into multiple dwellings (subject to obtaining any necessary planning consents).

Externally the property is approached by a sweeping in and out brick set driveway leading to a tarmacadem parking and turning area which offers ample parking and also leads to the detached garages.

The property occupies an elevated position with superb open views across the gardens and grounds and onto the adjoining fields beyond. The grounds extend to approximately 3.83 acres and include lawned areas, mature trees and shrubs, a tennis court, storage sheds and a grass paddock.



Accommodation

Ground Floor

Entrance Porch

W.C.

Single glazed window to the side elevation, low level w.c., wash hand basin with tiled splash back, B.T. point.

Cloakroom 2.12 m x 1.82 m (6'11" x 6') (restricted head height)

Single glazed window to the front elevation, tiled floor, alarm control panel, electric meters, single radiator.

Hall 6.16 m x 2.78 m (20' 3" x 9' 1")

Glazed door to the rear elevation, staircase to the first floor, radiators

Lounge 6.35 m x 4.82 m (20' 10" x 15' 10")

Single glazed bay sash window to the rear, two single glazed windows to the side elevation, two radiators, open fireplace with tiled hearth and tiled surround and mantel.



Dining Room 5.45 m x 4.24 m (17' 11" x 13' 11")

Single glazed sash bay window and door to the rear elevation, two radiators, open fireplace, tiled hearth, tiled surround and mantel, service hatch to breakfast room and wall lights.

Breakfast Room 3.85 m x 3.30 m (12' 8" x 10' 10")

Sash window to the front elevation, radiator, storage cupboards and shelving

Kitchen 4.55 m x 3.50 m (14' 11" x 11' 6")

Sash window to the front and side elevations, radiator, units to the base and eye level. Four ring electric hob, electric oven, extractor fan with composite 1 1/2 bowl sink unit with drainer, mixer tap and plumbing for dish washer.

Study 3.58 m x 3.03 m (11' 9" x 9' 11")

Sash window to the rear elevation, radiator, fitted shelves in alcove.

Side Hall

Utility - 3.31 m x 2.28 m (10' 10" x 7' 6")

Single glazed window to the rear elevation, radiator, plumbing for washing machine, space for dryer, units at the base level, loft access, Belfast sink and tiled floor.

W.C.

Window to the rear elevation and high level w.c. with tiled floor.



First Floor

Landing

Two sash windows to the front elevation, sash window to the side elevation, radiator, storage cupboards.

Bedroom One 6.35 m x 4.83 m (20'10" x 15'10")

Sash bay window to the rear elevation and two windows to the side elevation and radiator

Dressing Room 1.95 m x 1.73 m (6' 5"x 5' 8")

Walk in wardrobe with radiator.

En-suite 2.27 m x 1.96 m (7' 6"x 6' 5")

Sash window to the rear elevation, radiator, bath with electric shower over, low level w.c., Jack and Jill wash hand basins

Bedroom Two 4.83 m x 2.69 m (15' 10" x 8' 10")

Sash window to the rear elevation, radiator, wash hand basin with cupboard below.



Shower Room 2.30 m x 1.20 m (7' 7" x 3' 11")

Shower cubicle with mains fed shower.

W.C.

Window to the side elevation, low level w.c.

Bedroom Three 4.83 m x 3.46 metres (15' 10" x 11' 4")

Bay sash window to the rear elevation, wash hand basin, radiator, open fire set on tiled hearth with brick surround and timber mantel.

Bedroom Four 4.28 m x 3.61 m (14' 1" x 11'10")

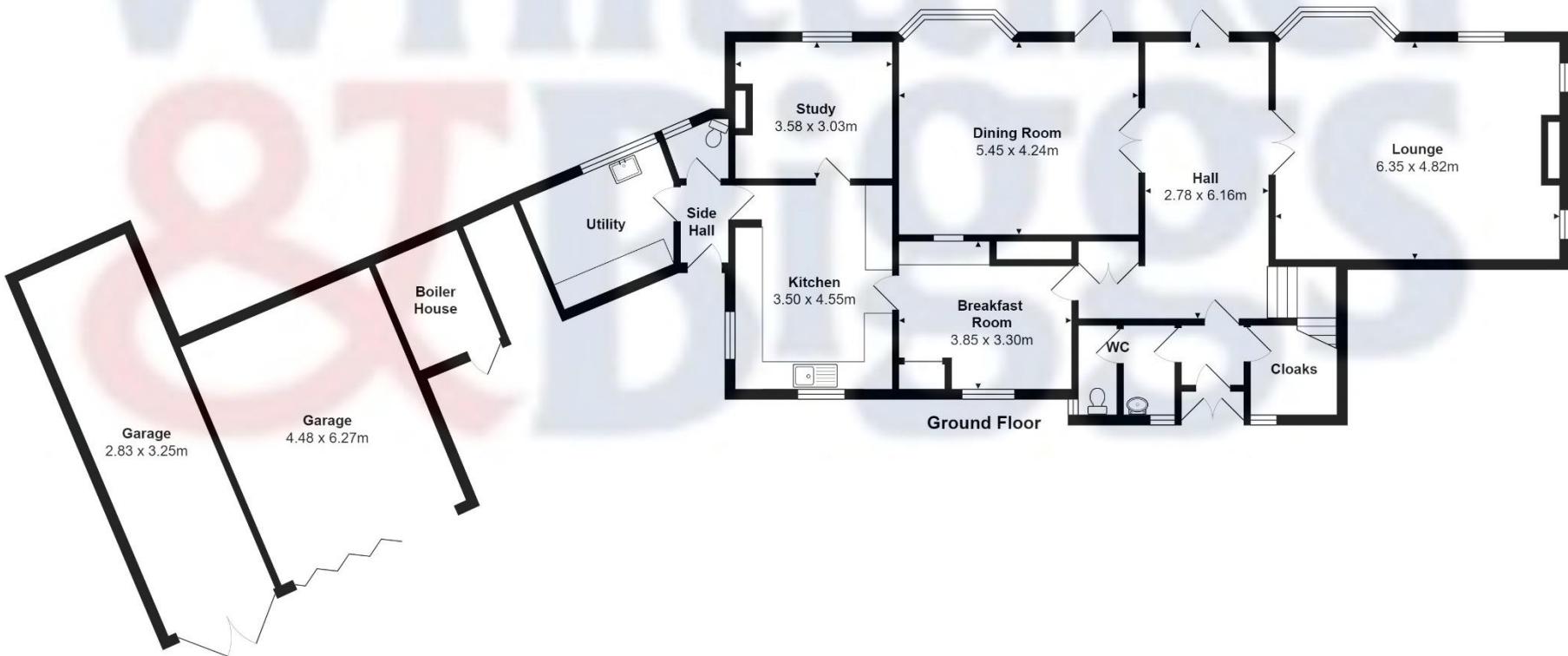
Sash window to the rear elevation, radiator, pedestal wash hand basin

Bathroom 2.61 m x 2.41 m (8' 7" x 7' 11")

Single glazed window to the front elevation, radiator, bath, pedestal wash hand basin.



Total Area: 333.1 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Outbuildings

Door from Kitchen leading to open courtyard with outhouse containing oil tank and separate room housing Potterton oil fired boiler.

Double Garage 4.48 m x 6.27 m

Brick construction under a tiled roof with concrete floor and power connected.

Single Garage 2.60 m x 8.68 m

Brick construction under a flat roof with concrete floor and power connected.

Shed 1 6.97 metres x 2.53 metres

Of concrete panel construction under a corrugated iron roof.

Shed 2 8.33 metres x 6.17 metres

Of brick outer and concrete block inner construction with a tiled roof, lofted and power connected.



The Grounds

The formal gardens comprise chiefly of areas of lawn, mature trees and shrubs.

Tennis Court measuring 35 m x 17 m with chain link fence. (In need of attention)

On the southern boundary of the land there is a grass paddock extending to approximately 0.77 of an acre.



LOT 2 – 4.43 Acres of Grassland

Guide Price - £80,000

Edged BLUE on the sale plan

Situated immediately to the east of Heath Cross and accessed either via Lot 1 at the southern end paddock or directly off Cheddleton Heath Road via a hardcore track in between the properties known as 'Bracken Ridge' and 'Beech Dean' and which is shared with the property known as Barleycroft.

Extending in total to approximately 4.43 acres, of which 4.18 acres is undulating grassland highly suited to the grazing of horses and livestock and running along the eastern boundary is an area of mature deciduous trees extending to approximately 0.25 of an acre.



LOT 3 – 12.13 Acres of Woodland

Guide Price - £90,000

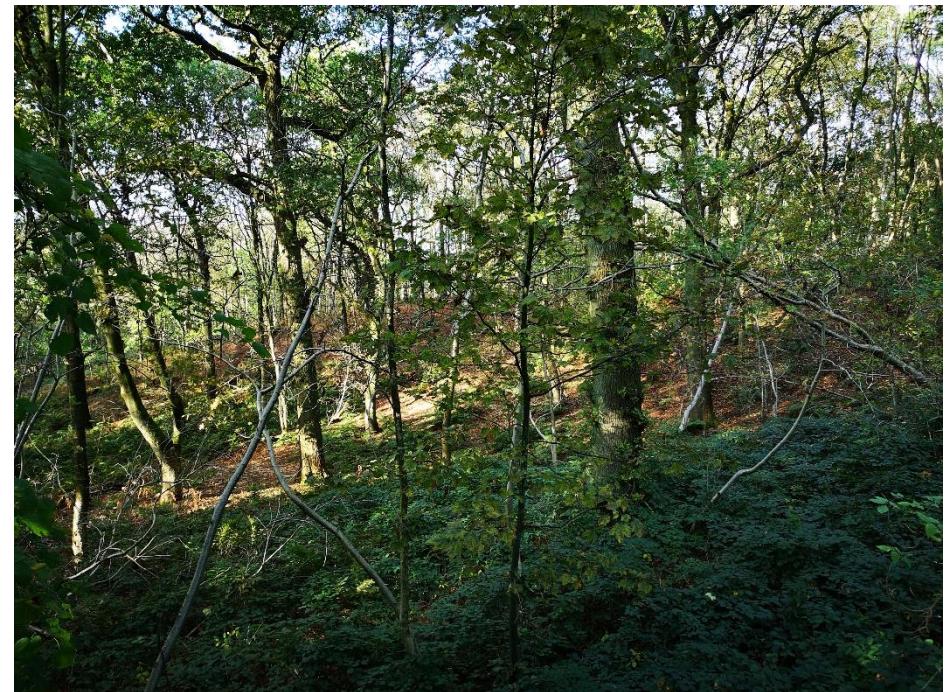
Edged PURPLE on the sale plan

Situated to the north of Heath Cross and on the opposite side of Cheddleton Heath Road.

Comprising of an undulating block of predominantly silver birch woodland and extending in total to approximately 12.13 acres.

Bounded by post and wire fencing and having a gated access point opposite the property known as Beech Dean.

The woodland is understood to be subject to a Tree Preservation Order across the entire site and it is also recorded as being a nature conservation site.



GENERAL INFORMATION

PUBLIC RIGHTS OF WAY AND EASEMENTS

Lot 2 - The neighbouring property 'Barleycroft' has a right of way along the track to access their property.

Lot 2 - The septic tank for 'Barleycroft' is situated on the land to be sold.

Lot 2 - A public footpath crosses the lot in a north to south direction.

All three lots are sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

SPORTING, TIMBER AND MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

COUNCIL TAX

The house is currently in band 'G' and the Local Authority is Staffordshire Moorlands District Council.

EPC RATING

F – (27)

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sale particulars are included in the sale.

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

FUTURE DEVELOPMENT

In respect of the Lots 1,2, & 3 these are to be sold subject to a development clawback provision of 35% for a term of 25 years for the benefit of the vendor.

The clawback will be triggered on the sale with or implementation of planning permission for additional residential dwellings **only** and commercial, agricultural or equestrian consents will be specifically excluded.

For the avoidance of doubt the above percentage is the share of the increase in the value from the current use value to the value with the benefit of planning permission.

SERVICES

Lot 1

Mains electricity and water supplies connected. Oil fired boiler for Central Heating and Hot Water. Understood to be Mains drainage (to be confirmed)

TENURE

The Freehold interest is offered for sale.

In respect of the grass paddock on the southern boundary of **Lot 1** and the whole of **Lot 2**, these areas are let to a local farmer and the agreement expires on 31st December 2023.

BOUNDARIES

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

METHOD OF SALE

The property is offered for sale by private treaty with vacant possession granted on completion.

VIEWING

Lot 1 - Appointments to view will be strictly through the Selling Agents only.

Lots 2 & 3 – Interested parties may inspect unaccompanied during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly.

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 consequence or loss however so caused.

DIRECTIONS

From Leek turn right opposite St Edward Church, signposted for Cheadle on the A520, into St Edward Street. Continue through the traffic lights and leave town, passing the Britannia Building Society, and then Leek Golf Club on the right hand side. Pass the Travellers Rest public house on the left hand side, and at the top of the incline turn left into Cheddleton Heath Road, and Lots 1 & 2 will be found approximately 0.3 mile along on the left hand side and Lot 3 is on the righthand side.



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