

**FOR SALE BY PRIVATE TREATY**



## HIGH ONN BARNs

**Manor Farm, High Onn, Church Eaton, Stafford, ST20 0AX**

### DESCRIPTION

The Barns are highly impressive being wider (6.9 m external) and taller (4.7m to eaves) than the average barns. This enables the proposed conversion to offer spacious accommodation without having to rely on roof lighting. The gables have been used to provide the main entrance to the two storey building.

There is one single storey barn, located to the south side of the main building, which offers two bedroomed accommodations.

### FEATURES

- Impressive range of four barns ready for Conversion
- Extensive views over Surrounding countryside
- Extending to 793m<sup>2</sup>
- Full planning permission for five barns

**(Guide) Price: £550,000**

 **01785 716600**

**[www.southandstubbs.co.uk](http://www.southandstubbs.co.uk)**

REGULATED BY RICS

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## LOCATION

An impressive range of barns with extensive views over Staffordshire to the north and east and Shropshire to the southwest. Located in the heart of the countryside yet only 15 miles north from Wolverhampton, 14 miles north east from Telford and 9 miles southwest of Stafford. Access to the M54 at J3 is 10 miles and to J12 on M6 is 10 miles with the M6 Toll just 1 mile further. Intercity trains run from both Stafford and Wolverhampton stations. Birmingham airport is about 40 minutes away while Manchester and East Midlands are a little over an hour's travel time.

## DIRECTIONS

From J13 on the M6, take A5 west for about 2 miles, turn right (by a tall house known as the Ivy House), and take the first left towards Wheaton Aston and Church Eaton. Follow the road to Church Eaton and stay on it through the village, about ¼ miles beyond the village bare left towards High Onn. When the road climbs and turns to the right, the Barns will be found on the left hand side.

From J3 on the M54, take the A41 north, turn east onto the A5 towards Weston-under-Lizard. About ½ mile after passing through the village, turn left towards Blymhill. At the 'T' junction turn left then first right sign posted Brockhurst. At the next 'T' junction turn right, then first left towards Gnosall, then 1st right to High Onn. The barns will be found on the right hand side.

## PROPERTY IN DETAIL

The planning permission provides for the for the following accommodation

### Unit No. 2

Single Storey

Entrance to Dining Hall	5.1m x 3.45m
Living Room – Kitchen	7.15m x 4.3m – 3.6m 4.3m
Bedroom No 1	5.0m x 4.1m
Bedroom No 2	3.5m x 2.8m
Family Bathroom	3.5m x 2.1m
<b>Unit No. 2 Overall</b>	<b>105.95m<sup>2</sup></b>



Unit No. 2

### Unit No. 3

Two Storey

#### Ground Floor

Entrance to Dining Room	4.8m x 5.05m
Lounge	8.4m x 5.2m
Inner Hall	5.2m x 3.05m
Separate Toilet	
Breakfast Kitchen	3.85m x 2.1m
Door to Rear	
Walk in Pantry	1.1m 3.1m
Utility Room	2.5m x 1.95m
<b>Unit No. 3 Overall</b>	<b>241.4m<sup>2</sup></b>

#### First Floor

*Stairs from hallway to landing leading to gallery above the Lounge*

Master Bedroom	4.4m x 5.2m
Ensuite Bathroom	2.1m x 2.15m
Walk in Wardrobe	2.1m x 2.9m
Bedroom No. 2	2.45m x 4m
Bedroom No. 3	2.45m x 3.1m
Bedroom No. 4	3.8m x 4m
Bedroom No. 5	3.7m x 2.8m
Ensuite Bathroom	2.8m x 2m
Family Bath & Shower	3m x 2.3m

Unit No. 3



Unit No. 4,  
 Unit No. 5 &  
 Unit No. 3



**Unit No. 4**

Two Storey

**Ground Floor**

Double doors to:

Living Room	6.2 x 3.55m
Hall	2.35m x 3.65m
Shower Room Off	2.35m x 1.9m
Dining Room	2.35m x 3.8m
Study	3.45m x 1.95m
Kitchen	3.8m x 3.4m
Utility Room	3.4m x 1.9m

Door to rear

**Unit No. 4 Overall 157.7m<sup>2</sup>**

**First Floor**

*Stairs from Hallway*

Bedroom No 1	4.55m x 3.7m
Ensuite Bathroom	1.95m x 3.35m
Bedroom No 2	3.75m x 3.35m
Bedroom No 3	4.55m x 3.5m
Bedroom No 4	
Family Bathroom	2.35m x 1.95m
Bedroom No 5	13.6m x 5.8m

**Unit No. 5**

Two Storey

**Ground Floor**

Double Doors to Living Room
Dining Room with Stairs off
Kitchen
Shower Room
Utility Door to Rear

**Unit 5 Overall 143.8m<sup>2</sup>**

**First Floor**

Landing	
Airing Cupboard	
Bedroom No 1	3.85m x 3.95m
Bedroom No 2	3.15m x 4.5m
Bedroom No 3	2.55m x 4.5m
Family Bathroom & Shower	2.95m x 3.6m

Unit No. 4  
& Unit No. 5



Unit No. 4  
& Unit No. 5



**Unit No. 6**

Two Storey

**Ground Floor**

**First Floor**

Double Doors to:

*Stairs from Hall*

Living Room                      6.2m x 3.7m

Airing Cupboard

Inner Hall  
 Shower Room Off  
 Stairs to First Floor

Bedroom No 1                      3.65m x 4.6

Bedroom No 2                      2.95m x 4.45m

Dining Room                      5.8m x 2.95m

Bedroom No 3                      3m x 5.8m

**Unit 6 Overall                      145m<sup>2</sup>**

View from  
Unit No. 4  
& Unit No. 5



View From  
Unit No. 4  
& Unit No. 5



Unit No. 4  
Unit No. 5  
Unit No. 6



Corner of  
unit No. 3



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**TENURE**

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The Barns are offered Freehold with vacant possession available upon completion.

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**SERVICES**

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Mains water and electricity are available. A new sewage treatment system will need to be installed. None of the services have been tested.

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**PLANNING**

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Initially granted in 2007, the permission was renewed in 2010 under Application No: 10/13617/EXT with Stafford Borough Council.

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**COUNCIL TAX**

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The properties have not yet been assessed.

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**SCHOOLS**

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Church Eaton offers a high class primary school; secondary education is either at Stafford or Penkridge.

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**VIEWING**

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By prior arrangements with the Agents office telephone: 01785 716600

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## AGENT'S NOTICE

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Messrs South & Stubbs for themselves and the Vendors give notice that these Particulars do not constitute any part of an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Agent or the Vendors and the intending purchaser must satisfy himself by inspection as to the correctness of such statements. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. The property is offered subject to contract and to it being unsold.

**PROPERTY MISREPRESENTATION ACT 1993****Plans, Schedules and Details**

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