

Kents Farm Barn

Church Lane, Gayton, Stafford, ST18 0HL

John
German



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£300,000

An increasingly rare opportunity to acquire a barn for conversion that is situated in such a lovely setting.

Gayton is a delightful unspoilt village surrounded by beautiful Staffordshire countryside, yet convenient for commuting and modern day life. The A518 provides easy access to the county town of Stafford and also the market town of Uttoxeter. The nearby A51 provides access to Lichfield to the south and Stoke on Trent to the north. Stafford has an intercity railway station where regular services operate to London Euston, some of which take only approx. 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Notes: We understand there are no services currently to the site.

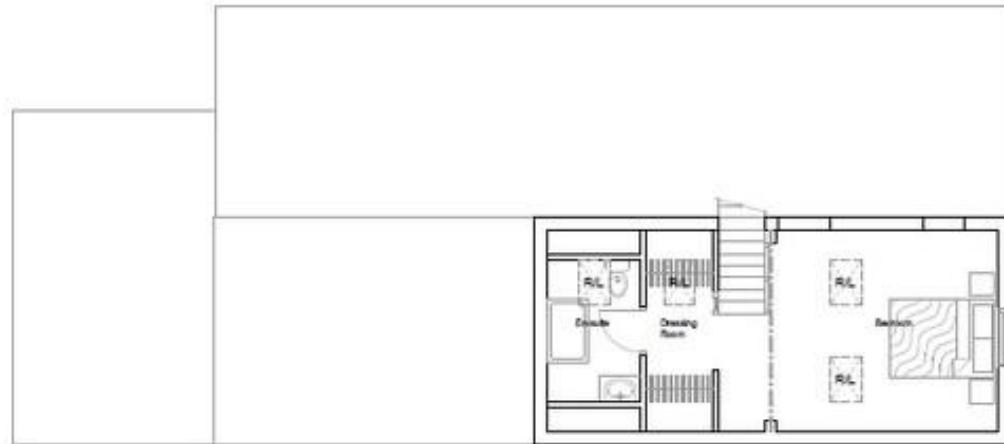
Class Q permitted development has recently been granted for the development. An application has been approved by Stafford Borough Council to add additional land to the residential curtilage of the barn conversions. Approved drawings are available on request. SAC contributions will need to be paid for Kents Barn by the developer estimated to be in the region of £300.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

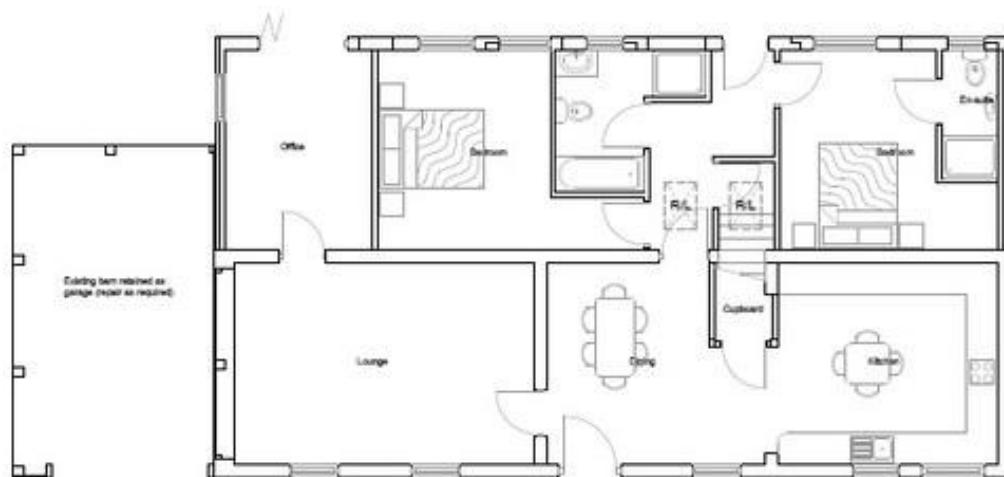
Our Ref: JGA/10112022

Local Authority: Stafford Borough Council





FIRST FLOOR PLAN



GROUND FLOOR PLAN

KENTS FARM BARN, CHURCH LANE, GAYTON. ST18 0HL -
PROPOSED CONVERSION TO DWELLING:
FLOOR PLANS AS PROPOSED

YES PLANNING
The Moat House, 133 Newport Road,
Stafford. ST16 2EZ.
Tel: 01785 229 626

Client: Harrowby Estates
Drawing No.: YBD09228-P-010
Scale: 1:100 @ A3
Revision: "A" For Information
Sept. '20



**KENTS FARM BARN, CHURCH LANE, GAYTON, ST18 0HL -
PROPOSED CONVERSION - CURTILAGE LAND:
SITE PLAN AS PROPOSED**

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED

John German

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Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

