

Sandon Road Farm Barns

London Road, Weston, Stafford, ST18 0JS



An excellent opportunity to acquire three barns with Class Q planning permission for conversion to residential use, enjoying some lovely rural views.

£300,000

John German

Set back off the A51 London Road and enjoying some views of the surrounding countryside. Located within easy access of Weston village that has a primary school, church, two welcoming village pubs and pleasant walks along the Trent & Mersey Canal.

The development site is situated in a convenient position with the A51 providing direct access to Lichfield to the south and Stoke on Trent to the north. The A518 links the county town of Stafford and the market town of Uttoxeter. Stafford has an intercity railway station with regular services to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Notes:

The properties will be Freehold.

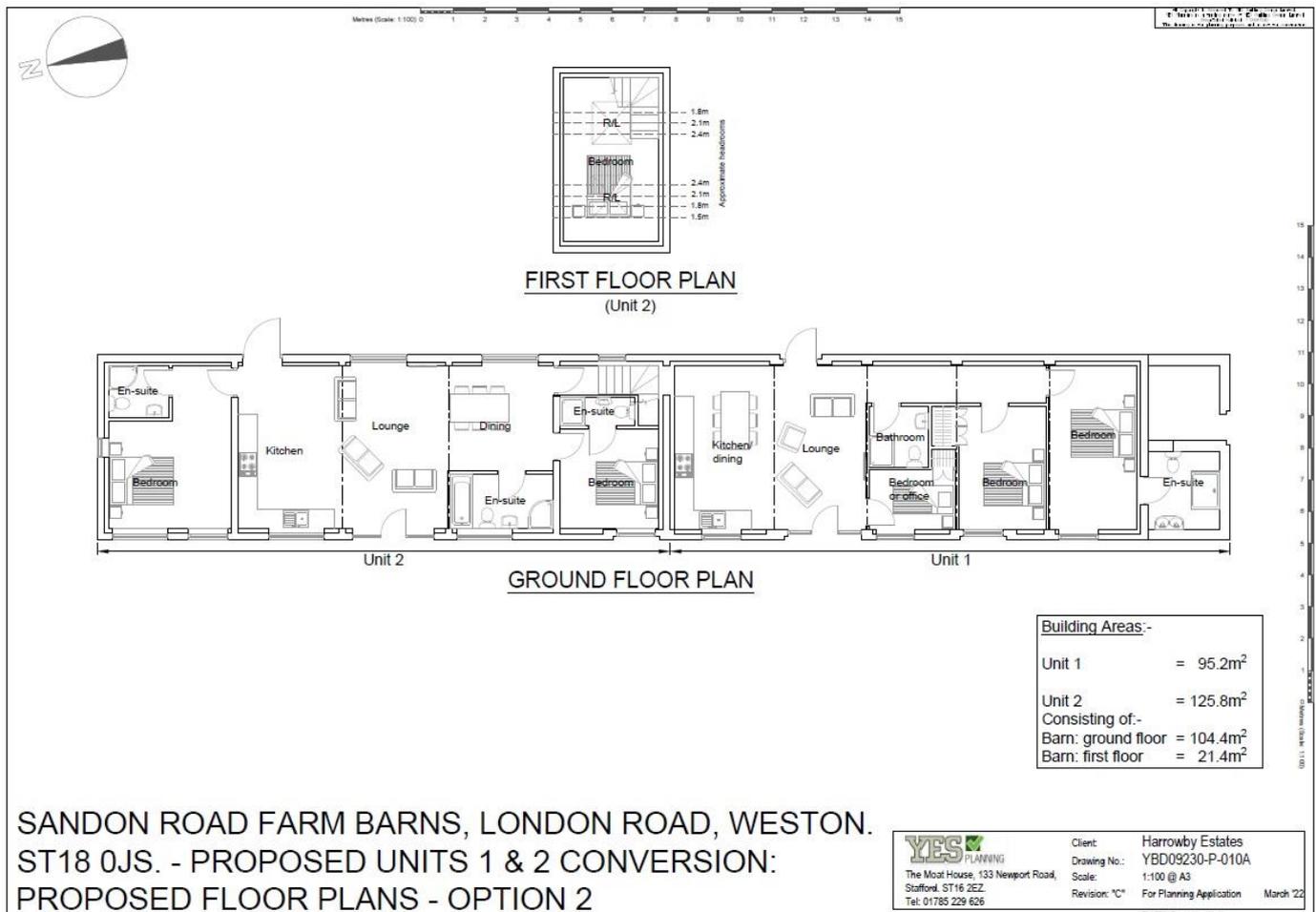
There are no services currently to the site but a metered water supply could be made available from an existing Estate supply that runs under the yard (wayleave to be retained by the Estate) to the adjacent house if required.

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 payment was made for Unit 3 at the Sandon Road Farm by the seller. Units 1 & 2 were not subject to this requirement in the consent – however any purchaser will need to satisfy themselves that no further action is required.

Local Authority: Stafford Borough Council

Our Ref: JGA/10112022

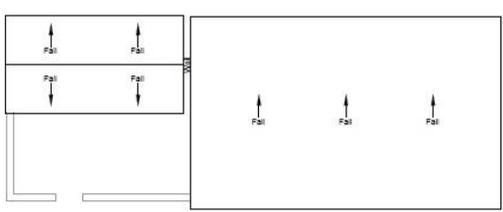




Metres (Scale: 1:100) 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



GROUND FLOOR PLAN
(Unit 3)



ROOF PLAN
(Unit 3)

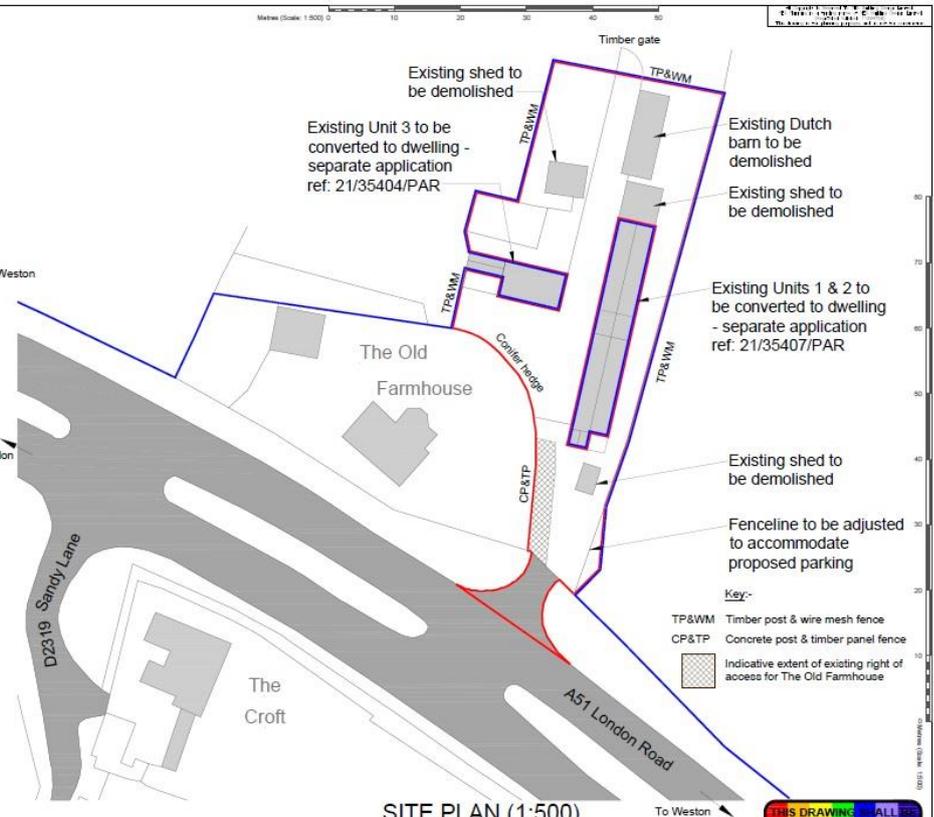
Building Areas:-	
Unit 3	= 71.8m ²

SANDON ROAD FARM BARN, LONDON ROAD, WESTON.
ST18 0JS. - PROPOSED UNIT 3 CONVERSION:
PROPOSED FLOOR & ROOF PLANS

YES PLANNING The Moat House, 133 Newport Road, Stafford, ST16 2EZ. Tel: 01785 229 626	Client:	Harrowby Estates
	Drawing No.:	YBD09230-P-110
	Scale:	1:100 @ A3
	Revision: "B"	For Planning Application Dec. '21



SITE LOCATION PLAN (1:2500)



SITE PLAN (1:500)

SANDON ROAD FARM BARN, LONDON ROAD, WESTON.
ST18 0JS. - PROPOSED CONVERSIONS - CURTILAGE
LAND: EXISTING SITE PLAN & SITE LOCATION PLAN

YES PLANNING The Moat House, 133 Newport Road, Stafford, ST16 2EZ. Tel: 01785 229 626	Client:	Harrowby Estates
	Drawing No.:	YBD09230-P-201
	Scale:	1:2500 / 1:500 @ A3
	Revision: "B"	For Planning Application Nov. '22

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THIS DRAWING ALL PRINTED IN OUR

Rev. "B" - Right of access roads, red & blue lines removed



Agents' Notes

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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.

John German

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EPC NOT REQUIRED

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