

# For Sale

Upon instructions of Joint Liquidators

**LANDWOOD  
GROUP**



**Burleigh House, Leek Road, Werrington, Stoke on Trent, ST9 0DG**

## 14 bed Residential Home

- Situated on a 2.4 acre site.
- Potential for redevelopment STP.
- Same ownership for 13 years.

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**Date of particulars: September 2022**

## Location

The premises are situated in a semi rural location directly off the A520 close to the village of Werrington, which is 5 miles east of Stoke on Trent. The surrounding area has a hotel, farm and residential users.

## Description

Accessed via a private driveway, Burleigh House comprises a large detached 2 storey former residential house which has been extended with a 2 storey extension to the left hand side, a conservatory to the right hand side and an 8 bedroom single storey extension to the rear, all set withing attractive woodland groves, with lawned areas, parking for multiple vehicles and has a range of outbuildings to include garages/stables and outbuildings.

Internally the accommodation comprises 2 reception rooms to the ground floor with a conservatory off to one side, a dining area to the rear of the second reception room, link corridor to the rear of the 8 bedroom single storey extension (all ensuite) and access to general facilities to include bathroom, laundry, catering kitchen and office.

There is a lift to the lounge area giving access to the first floor giving access to the first floor which comprises 5 single bed rooms, one double bedroom and a communal bathroom. The property is set in its own grounds extending to approximately 2.4 acres with lawned areas ad nature woodlands.

## Accommodation

Approximate gross floor areas are as follows:

| Description             | Floor area (sqm) | Floor area (sqft) |
|-------------------------|------------------|-------------------|
| Main House              | 144.3            | 1,553             |
| Single Storey extension | 135              | 1,450             |
| First Floor             | 108.53           | 1,160             |
| <b>Total</b>            | <b>387.83</b>    | <b>4,171</b>      |

## Tenure Information

The property is held by way of a freehold title, under title number SF343432.

## Legal Costs

Each party will be responsible for their own legal costs.

## EPC

An EPC has been arranged for this property.

## Price

Guide price – Offers over £625,000

## Planning

Planning permission can be obtained via the National Planning Portal through an application with the Staffordshire Moorlands District.

## Council Tax

Council Tax Band G.

## Viewings

Strictly by appointment.