



Estate Agents, Valuers and Auctioneers  
Chartered Surveyors

**Valuation Report**  
**of**  
**Sutton Cottage, outbuildings and land**  
**Brook Lane**  
**Endon**  
**Stoke on Trent**  
**ST9 9EZ**

**Made 2<sup>nd</sup> August 2015**

**Prepared by:**  
**Bury and Hilton**  
**Chartered Surveyors**  
**6 Market Street**  
**Leek**  
**Staffordshire**  
**ST13 6HZ**

## **Instructions**

This valuation report has been prepared following verbal instructions from the owners of Sutton Cottage, Mr and Mrs D Pennington. Our understanding is that we are to advise as to the following:-

1. The current value of Sutton Cottage, outbuildings and land in the current market.
2. The value of Sutton Cottage, the outbuildings and land if the larger barn was to be converted into a commercial unit.
3. The value of Sutton Cottage, outbuildings and land if the larger barn was to be converted into a bunk barn.
4. The value of Sutton Cottage, outbuildings and land if the larger barn was to be converted into a three/four bedroomed residential property.

## **Inspection**

An inspection of the property has been carried out by CP Ball MRICS, Chartered Surveyor.

## **Description**

Sutton Cottage consists of a detached house, part of which we would anticipate will be 300-400 years of age, with the remainder we would anticipate being approximately 200 years of age. It is, we understand, a former coach house and farm building which was converted to a residential use approximately 5 years ago.

The property is of part stone and part brick construction under a pitched tile roof, with the accommodation being on two levels and the main entrance being on the front elevation.

Externally there are two substantial farm buildings which are of stone and tile construction and land which we understand extends to approximately 2 acres or thereabouts.

We understand from information supplied by yourselves that the property is a Grade II Listed building.

## **Location**

The property is situated on the edge of the old part of Endon Village and we understand would formerly have been the coach house to Sutton House, which is the adjoining property.

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It is reasonably close to residential developments, but we understand is located in a Conservation Area.

Some amenities are available in Endon, but the property is well placed for travelling into the Potteries conurbation or towards the market town of Leek.

### **Accommodation**

#### **Ground floor:**

Entrance hall		Radiator.
Lounge	15'10 x 13'11	Log burner.
Dining kitchen	13'7 x 13'5	White glazed sink, base units, working surfaces, wall cupboards. Radiator.
Utility Room	8'9 x 5'4	With sink unit, working surfaces, wall cupboards. Plumbing for automatic washing machine. Radiator. W.c.

#### **First floor:**

Landing		Radiator.
Bedroom one	15'11 x 14'1	Radiator.
En-suite shower room		With shower cubicle, wash basin & w.c.
Bedroom two	13'8 x 13'3	Radiator.
Bathroom		With suite comprising bath, wash Basin, w.c. Heated towel rail. Radiator.

#### **Outside:**

To the front of the property is a pebbled walled garden.  
Two substantial stone and tile former farm buildings and land which we understand extends to approximately 2 acres or thereabouts.

### **Services**

We understand all mains services are connected.  
Gas central heating.

### **General Remarks and Valuations**

The subject property is pleasantly situated in what is quite a sought after location and has in recent years been converted to a residential use.

The stone outbuildings are now defunct and a marketing process has been carried out on the larger building in an attempt to find a buyer to utilize the building as a commercial unit. This has met with no success at all. In the event of the building being used as a commercial unit, this would undoubtedly adversely affect the value of Sutton Cottage itself.

With regard to the proposal to convert the larger farm building to a bunk barn, again we would query whether there is any demand for such a building and from a financial point of view feel this would be totally unviable.

The costings provided by Jonathan Cornes Associates and the valuations of this property contained within the Development appraisal, in our opinion appear to be realistic.

Having considered the matter carefully, we can confirm that we would be of the opinion that the following values are appropriate:-

1. We would consider that the current value of Sutton Cottage, outbuildings and land in the current market will have a value of £325,000 (three hundred and twenty five thousand pounds).
2. We would consider that the value of Sutton Cottage, outbuildings and land, if the larger farm building was converted to a commercial unit, would lie in the region of £350,000 (three hundred and fifty thousand pounds).
3. We would consider that the market value of Sutton Cottage, outbuildings and land, if the larger farm building was converted into a bunk barn, would lie in the sum of £350,000 (three hundred and fifty thousand pounds).
4. We would consider that the value of Sutton Cottage, outbuildings and land, if the larger barn was converted into a three/four bedroomed residential unit would lie in the sum of £650,000 (six hundred and fifty thousand pounds).

### **Confidentiality**

We would stress that this report is purely for the use of the party to whom it is addressed and the valuer accepts responsibility to the client alone and accepts no responsibility whatsoever to any parties other than the client. Any such parties rely upon the report at their own risk. Neither the whole nor any part of the report, nor any reference to it, may be included in any published documents, circular or statement, nor published in any way whatsoever without the valuer's written approval of the form and context of which it may appear.

**Signature .....**  
**CP Ball MRICS**  
**Chartered Surveyor**

**2<sup>nd</sup> August 2015**  
**Dated .....**