



Graham Watkins & Co.

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Draft Details Only – these details may be subject to alteration

For Sale / To Let

STABLES AT DAISY BANK FARM

**Daisy Bank Farm, Tean Stoke on Trent,
Staffordshire, ST10 4LJ**



- Two Brick Built Stable Blocks
- Available as a Whole or as 11 Seperate Units
- Total Ground Floor Space of 2700 sqft plus Additional 1750 sqft of First Floor Space

Offers invited

(subject to contract)

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

DIRECTIONS

From Cheadle take the A522 towards Upper Tean. Proceed along this road for approximately two and a half miles. Turn left onto High Street (A522) and continue to the right for approximately half a mile where the property will be found on the right hand side as indicated by the agents for sale board.

DESCRIPTION

Two brick built stable blocks, located adjacent to the A521 between Upper and Lower Tean, suitable for a variety of commercial uses, to let either a whole or as 11 separate units.

The property benefits for a large yard which provides ample off-road parking. The site offer a total of 2,700 sq.ft of ground floor space and 1,750 sq.ft of first floor space

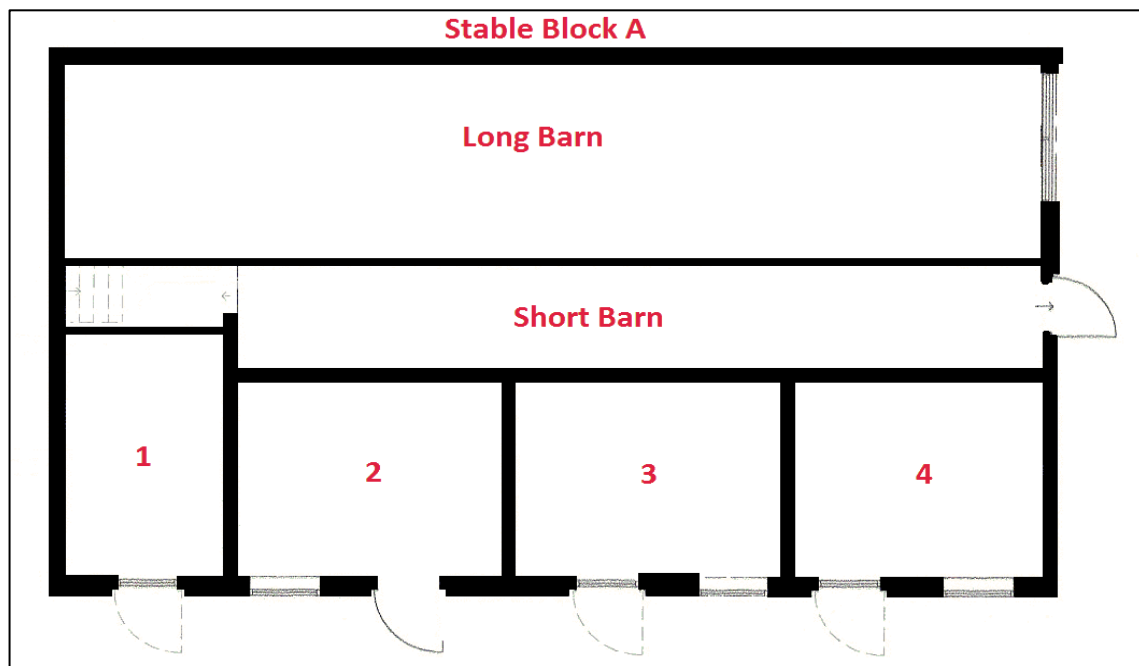
The plans overleaf illustrate the ground floor of each stable block. The first floor of Block A is split into 2 parts. The larger part is equivalent to Short Barn, and stables 2, 3 and 4. The smaller area is above Stable 1. The first floor of Block B is equivalent to stables 5, 6, 7 and garage.

Access issues to the first floor will be addressed by the owners once the requirements are fully identified.

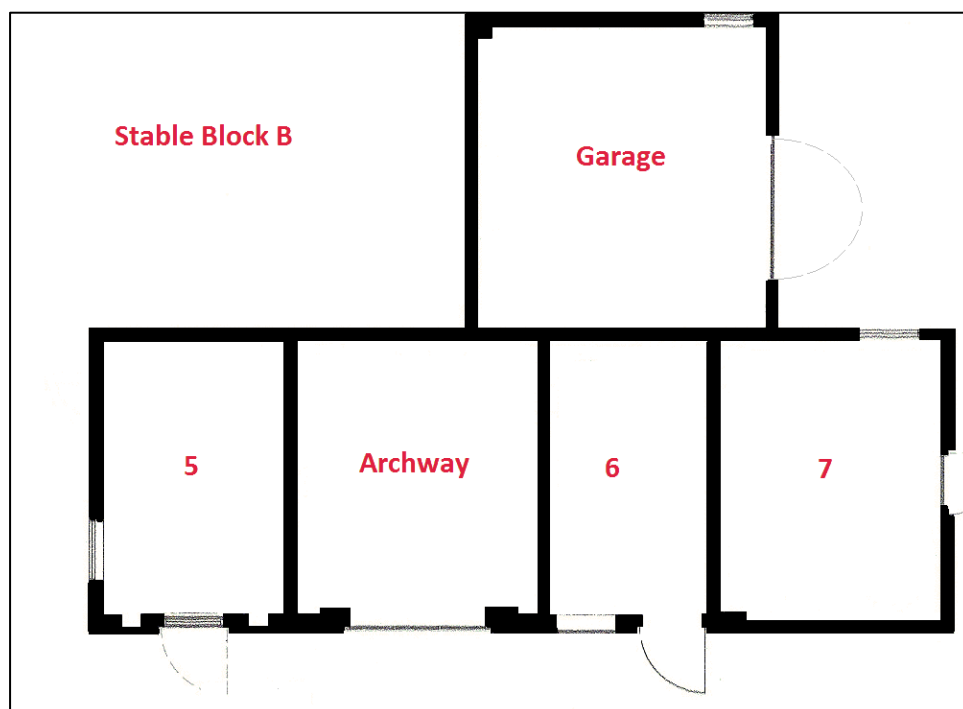
The units currently have no services and are offered at £2 per sq.ft per annum. The owners are prepared to add services to any or all the units. Terms should this be required will depend upon the services required.

There are approximately 6 acres of agricultural land attached to the site. The owners currently farm this land but would be prepared to consider alternative uses for the land if it is required in conjunction with the stable blocks. This would be subject to a separate negotiation.

PLANS – FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE



Unit Number /Name	Area
1	8'7" x 14'1" (124 sq.ft)
2	14'5" x 11'7" (166 sq.ft)
3	14'5" x 11'7" (166 sq.ft)
4	13'9" x 11'7" (159 sq.ft)
Short Barn	43'4" x 6'1" (264 sq.ft)
Long Barn	53'7" x 11'2" (598 sq.ft)



Unit Number /Name	Area
5	11'5" x 17'2" (196 sq.ft)
Archway	15'3" x 17'2" (262 sq.ft)
6	10'0" x 17'2" (176 sq.ft)
7	13'11" x 17'2" (239 sq.ft)
Garage	18'3" x 19'2" (350 sq.ft)

PLANNING

Potential occupiers should satisfy themselves that their proposed use falls within the planning use of the premises. Please ask agents for further details.

VIEWING

By prior arrangement through the Agents. Please email: info@grahamwatkins.co.uk or telephone 01538 373308.

TERMS

Flexible terms. Ask agent for further details.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

WEBSITE ADDRESSES

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www.rightmove.co.uk
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