Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Unit 3 Part Converted Building, , ST9 0AJ

Auction Guide

£80,000

- THREE BEDROOM CONVERSION
- FOR SALE VIA ONLINE AUCTION
- Attractive Development Opportunity
- Outstanding Potential

3 BEDROOM BARN PART CONVERTED

FOR SALE VIA ONLINE AUCTION

Attractive Development opportunity.

Nestled in the idyllic and tranquil setting of Consall Forge, adjacent to the historic Old Flint Mill, presents a rare opportunity to acquire a characterful property with outstanding potential.

Currently there is a reception room with vaulted ceilings and spotlighting, underfloor heating pipes laid. Layout can be seen via a floor plan and indicative boundaries are also available to
view.

Purchasers may consider adjacent Hazelwood Cottage listed for sale by auction on the same date.

For more information call or e-mail us.





GROUND FLOOR

LIVING SPACE
20'9 x 14'1 (6.32m x 4.29m)
Impressive vaulted ceiling with feature beams and two velux roof lights. Spotlights. Stone flooring with under floor heating. Timber external door. Two window apertures. Feature oak staircase with glass balustrade. Under stairs cupboard with heating manifold.

KITCHEN
11'8 x 9'0 (3.56m x 2.74m)
Stone flooring with underfloor heating. First fix electrics - unfinished room. Window aperture.

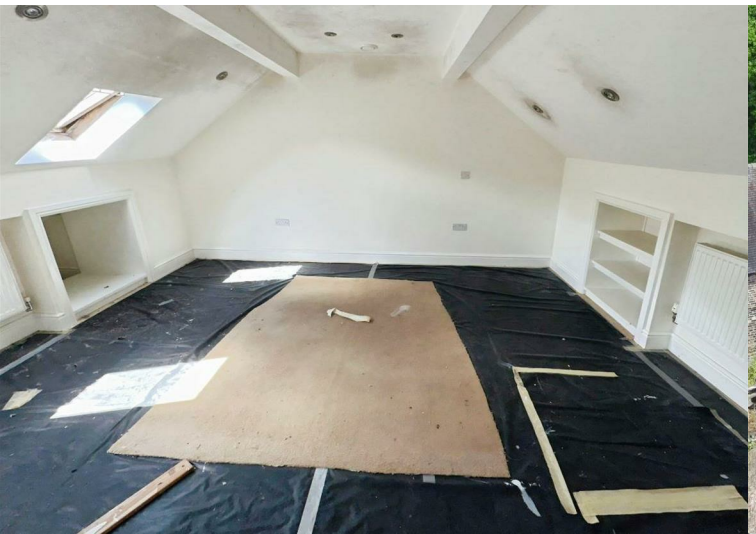
BEDROOM ONE
12'6 x 8'11 (3.81m x 2.72m)
Stone floor with under floor heating. Spotlights. Window aperture.

BEDROOM TWO
8;11 x 8'2 (2.44m;3.35m x 2.49m)
Stone floor with under floor heating. Spotlights. Window aperture.

FIRST FLOOR
Oak staircase with oak flooring. Galleried landing with glass balustrade. Cupboard containing the Baxi combi boiler.

MASTER BEDROOM
13'0 x 10'10 (3.96m x 3.30m)
Oak hard flooring. Two velux roof lights. Two radiators. Bespoke joinery to include wardrobes, shelves and storage. Spotlights.

BATHROOM
Unfinished room - Plumbing in place for separate bath and shower, wash basin and wc. Towel rail radiator. Velux roof light. Spotlights.



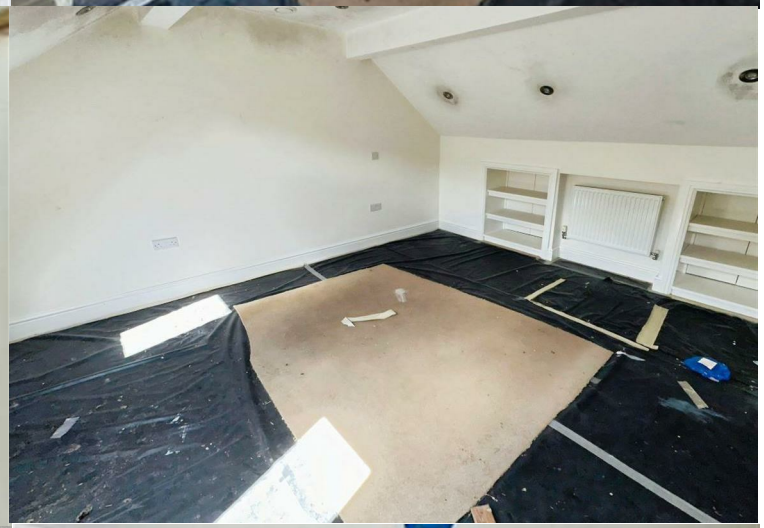


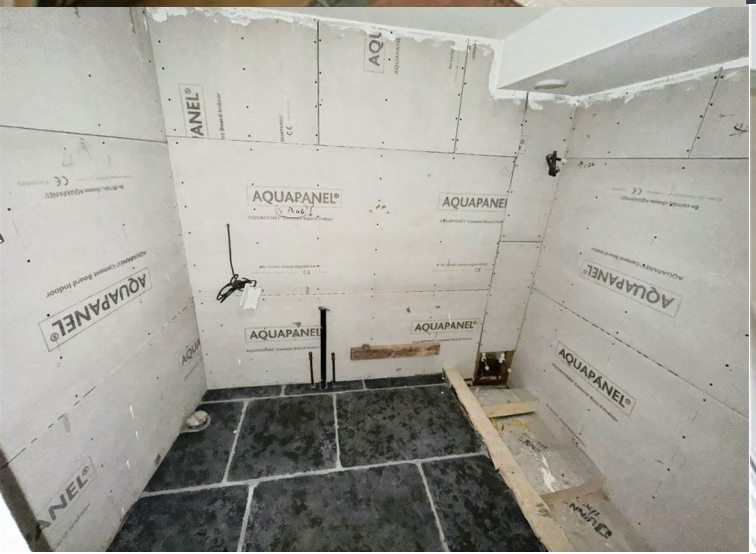




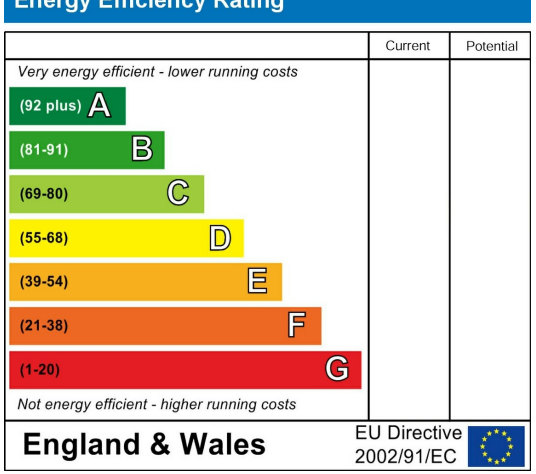


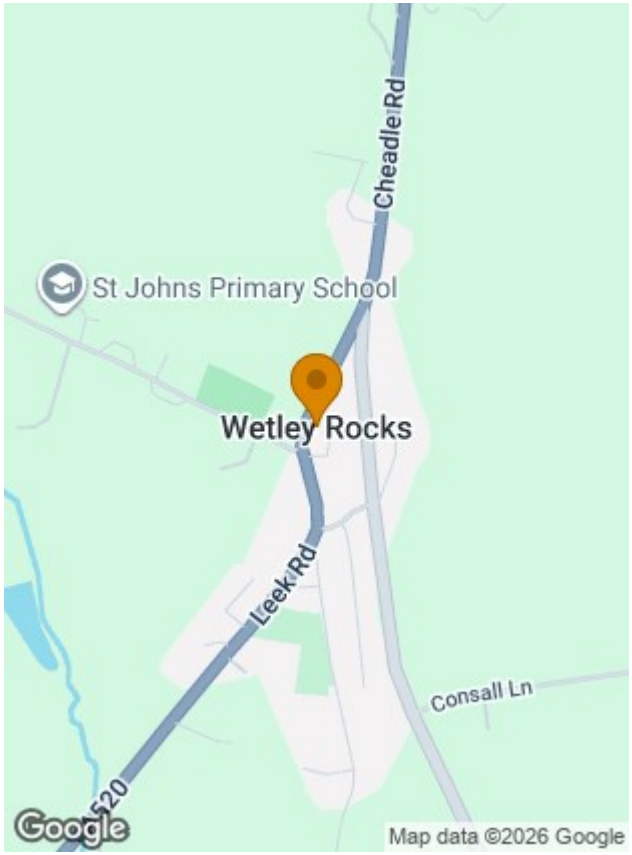





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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

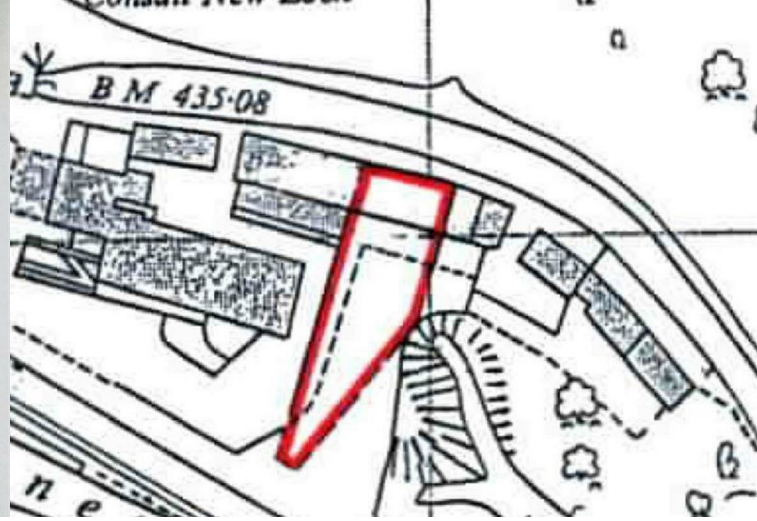

Cheadle Rd
St Johns Primary School
Wetley Rocks
Leek Rd
Consall Ln
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - TBC

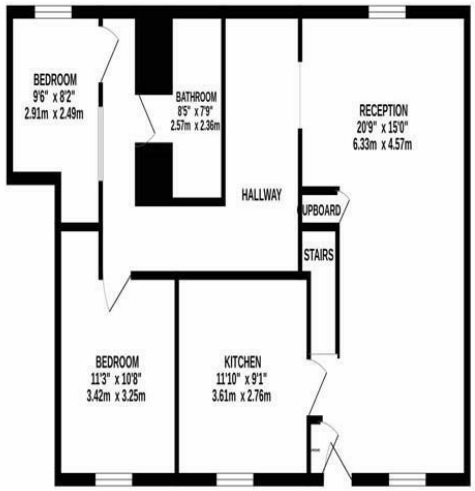




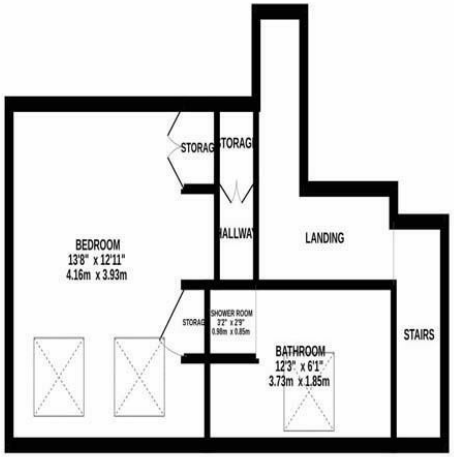
PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

GROUND FLOOR



1ST FLOOR



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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the best move you'll make