



Annatts Farm
High Lane, Brown Edge, Stoke-on-Trent, Staffordshire, ST6 8RT

Whittaker & Biggs Est. 1930
Hestons Group

01538 372006 | www.whittakerandbiggs.co.uk

Annatts Farm

High Lane, Brown Edge

Guide Price - £700,000

Annatts Farm offers the rare opportunity to purchase a ringfenced former dairy farm with an historic two-bedroom Grade II listed farmhouse in need of full modernisation and improvement, together with extensive traditional and modern farm buildings set in 53.04 acres (21.47 hectares) of land, with several potential business or development options and handily located between Leek, Stoke-on-Trent and Congleton

The residential property has attractive period features from the outside and character features on the inside. There is an expansive yard area with steel framed buildings, along with traditional stone and brick outbuildings currently used for equestrian and storage uses.

LOCATION

Leek – 6.5 miles
Stoke-on-Trent – 7 miles
Congleton – 9.6 miles

- Detached 2 bedroom Grade II Listed historic residential property with character features throughout and space to reconfigure or expand to suit the buyers needs.
- Extensive ranges of traditional and modern farm buildings in useable condition and considered to have potential for other uses.
- Set in a total of 53.04 acres (21.47 ha) with approximately 1 acre of yard & buildings along with 52.04 acres of grassland.





THE FARMHOUSE

A substantial Grade II listed detached property of stone construction with part rendered elevations under a tiled roof and having a gross external floor area of circa 163 m² (1,758 ft²) over two stories. On the front of the property there is a date stamp WS 1686 and although requiring complete renovation and modernisation throughout, it will make an impressive family home once complete.

GROUND FLOOR

- **Kitchen** - A range of wall and base units, part tiled walls and tiled floor.
- **Hallway** - with under stairs cupboard
- **Dining Room** - with open fireplace
- **Living Room** - with tiled fireplace, alcove and built in cupboard
- **Front Entrance Hall** - with staircase off and front door

FIRST FLOOR

- **Landing**
- **Bedroom 1** - with windows to two elevations and two storage cupboards
- **Bedroom 2** - with windows to front and side elevations
- **Bathroom** - with bath, wash hand basin, low level WC and part tiled walls



GARDEN

To the front of the property there is a lawned garden area with path leading from the road.

To the rear of the property there is a small grass paddock, which lends itself to been a private formal garden area (subject to any necessary consents required for change of use).

OUTBUILDINGS

The yard and buildings comprise of ranges of single and two-storey stone/brick and tiled traditional buildings, steel framed agricultural buildings, concrete block stables, timber framed stores and concreted yard space.

LAND

The property extends to 53.04 acres (21.47 ha) in total, with approximately 1 acre being yard and buildings and the remaining 52.04 acres being parcels of grassland divided into manageable paddocks and fields by a combination of mature hedge boundaries/post and wire fencing and currently utilised for the grazing of horses and predominately mown for hay/silage.

SERVICES

Mains water, mains electricity and mains drainage.

COUNCIL TAX

C

EPC

TBC

SOIL TYPE & LAND GRADE

According to Soilscales of England & Wales the soil is classed as "Soilscape 17", described as slowly permeable seasonally wet acid loamy and clayey soils and suited to the growing of grass.

The land is classed as Grade 4 on the Land Classification Series for England & Wales (Grade 1 – best, Grade 5 – least productive).

SITE DESIGNATIONS

There are no known site designations



DEVELOPMENT POTENTIAL

The farmstead is considered to have an abundance of potential to be a family home, holiday lets, equestrian facilities, business, and storage uses subject to obtaining the relevant planning permissions.

OVERAGE

The property will be sold subject to an overage provision to address the development of any additional dwellings. The standard clause being a payment of 35% of any uplift in value, and enforceable for a period of 25 years, payable on commencement of development or sale with the benefit of a triggering planning consent. Agricultural, equestrian and commercial uses/consents will be specifically excluded from this provision.

TITLE

The property is being sold freehold with vacant possession granted upon completion.

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

LOCAL AUTHORITY

Staffordshire Moorlands District Council

ACCESS

The property is accessed directly off High Lane.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

A public footpath crosses the land.

An overhead electricity pylon line crosses the land near to the western boundary.

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.



SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

ENQUIRIES AND VIEWINGS

All viewings of the property are to be made strictly by prior appointment with the selling Agents by calling the Leek office on 01538 372006 or email leek@whittagerandbiggs.co.uk

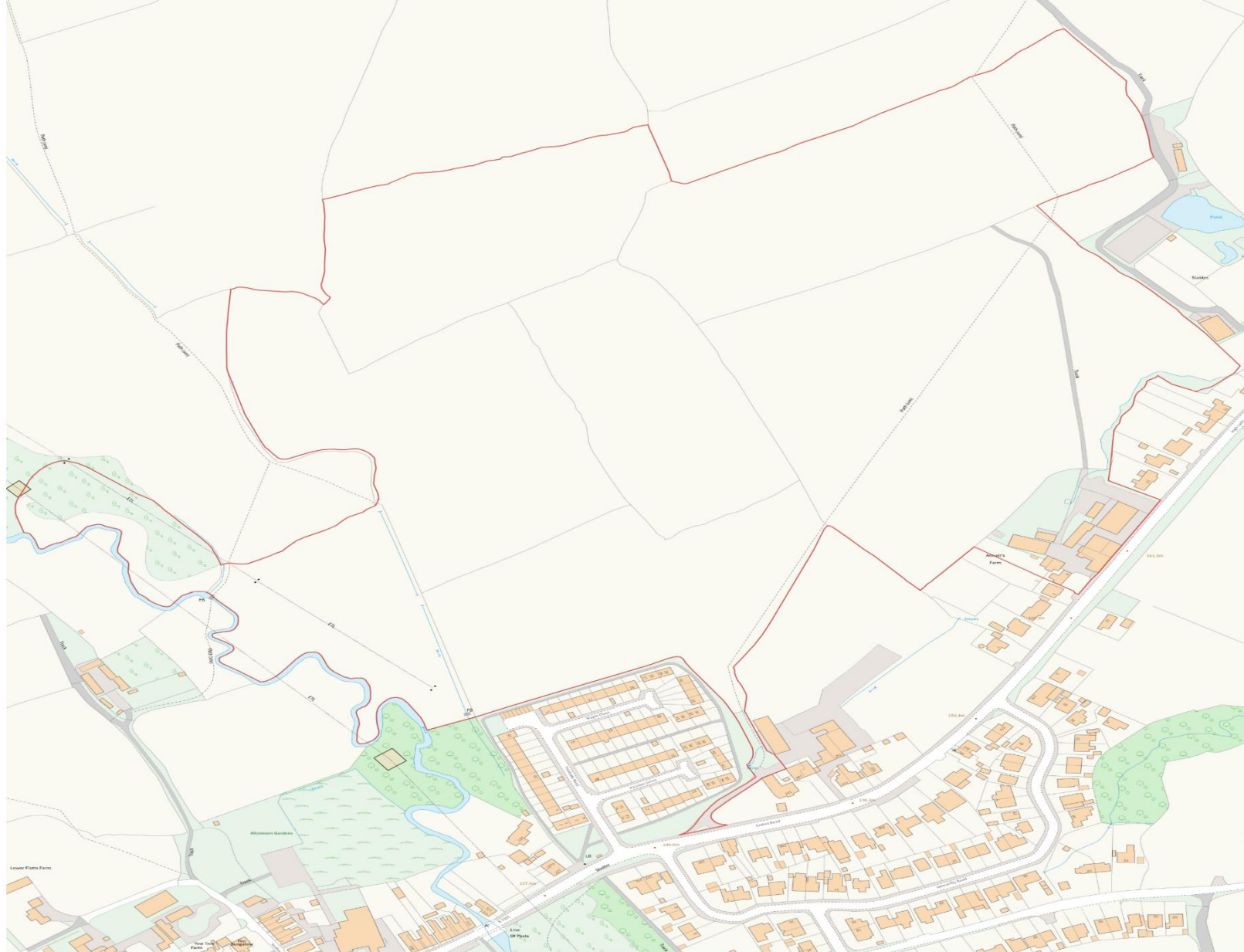
DIRECTIONS

Travelling from our Leek Office, proceed along the A53 towards Stoke-on-Trent. As you pass the 'Plough Inn' as you enter the village of Endon, take a right turn signposted for 'Brown Edge'. Proceed through the village onto High Lane. The property will be found on the righthand side with the entrance indicated by a Whittaker & Biggs 'For Sale' board.

LOCATION

What3Words: ///thank.window.sulk





Plan Intended for Identification Purposes Only – Not to Scale



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