



The Old Crossings Stramshall

The Old Crossings, Hook Lane, Stramshall, Staffordshire, ST14 5AS

A rare opportunity to purchase a charming detached property accompanied by substantial modern brick built kennel and dog grooming buildings which have planning consent passed to convert to two independent detached bungalows. The site is flanked on three sides by open farm land and extends to 0.81acres (0.32Ha) in all.

The site itself has been used as a dog kennels grooming business with the vendor living in the single storey three bedroom character property which is situated by the entrance to the site on the lane side.

The site offers great potential for a multitude of uses given the plot size and range of buildings which have planning consent to convert to have a total of three residential dwellings on site.

Viewing is essential to appreciate the potential and location of this truly unique site.



The Old Crossings Accommodation

Reception Hall 2.85m x 2.01m (9'4" x 6'7")

Double glazed double door access from the rear garden, open plan to Kitchen and Dining Room, radiator, tiled floor.

Garden Room 3.35m x 3.05m (11' x 10')

Glazed internal double doors Snug, double glazed windows to rear and side radiator, tiled floor.

Kitchen 5.84m x 2.45m (19'2" x 8')

Matching wall and base units with work surface over and tiled splash backs, sink and drainer, gas hob and oven, appliance space, double glazed window to rear, tiled floor, Open plan to Dining Area.

Dining Room 3.26m x 3.01m (10'8" x 9'11")

Oak flooring, fitted base storage units, internal door through to Snug, Rear Hall and Lounge.

Snug 3.85m x 2.89m (12'8" x 9'6")

Double doors to Garden Room, timber flooring, electric fire, built-in book shelving.

Lounge 5.03m into Bay x 3.30m (21'2" x 10'10")

Feature stone fireplace, radiator laminate floor, two double glazed window to front overlooking the lane and one double glazed window to side aspect.

Hallway

Door to front, laminate floor, access to bedroom 1 and 2, doorway to Inner Lobby

Bedroom Two 3.46m x 3.27m (11'4" x 10'9")

Double glazed window to side, radiator, built-in double wardrobe and built-in single wardrobe, wall lights.

Master Bedroom 3.28m x 3.24m (10'9" x 10'8")

Double glazed window to rear, radiator, open to **Dressing Room** with laminate floor which in turn leads to En-suite Shower Room.

Ensuite Shower Room

Three piece shower suite comprising separate shower cubicle with over head shower, back to wall WC, vanity wash hand basin, heated towel rail, obscured internal window.



Inner Lobby

Access to Utility Room.

Utility Room 2.66m x 1.64m (8'9" x 5'5")

Eye and base level units with work surface over, plumbing for washing machine, tiled floor, appliance space, door to Bathroom

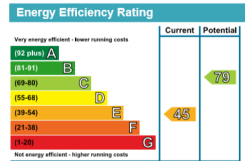
Bathroom

Providing access to Bedroom Three, comprising of three piece bathroom suite incorporating Panelled bath, wash hand basin and low flush WC, obscured window to side, radiator.

Bedroom Three 2.82m x 2.63m (9'3" x 8'8")

Double Glazed window to side, radiator, access to Walk-in wardrobe.

EPC rating



Property Outside areas

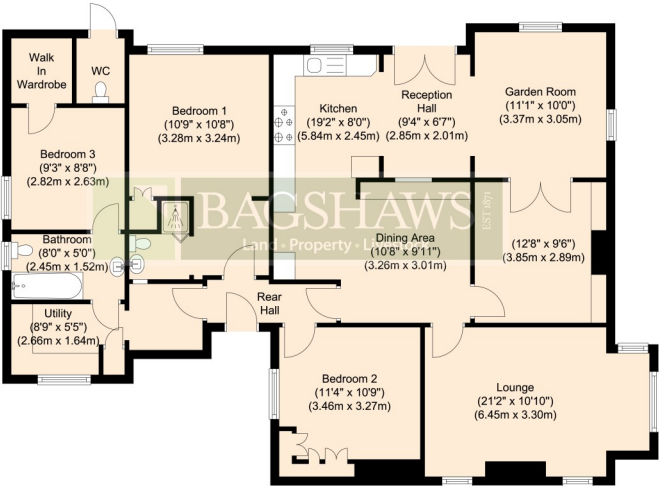
The formal gardens to the property have been splendidly landscaped and enjoy a lovely open outlook across neighbouring farmland.

There is a gate forecourt access to the property from Hook lane providing an off road parking space with a further single garage to the foot of the garden accessed from the main drive access which leads through the Kennel and dog grooming buildings.

Predominantly level lawned garden with block paved seating area bordered by hedging with shrub borders. Feature timber pergola frame around the ornamental garden pond with low level walling, garden storage shed.

Block paved pathway leads down the garden with further garden shed and continuation of shrub borders. Pedestrian gated access to the foot of the garden where the single garage is situated.

Ground Floor



The Old Crossing, Hook Lane, Starmshall, Uttoxeter ST 14 5AS

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



Dog Grooming Building

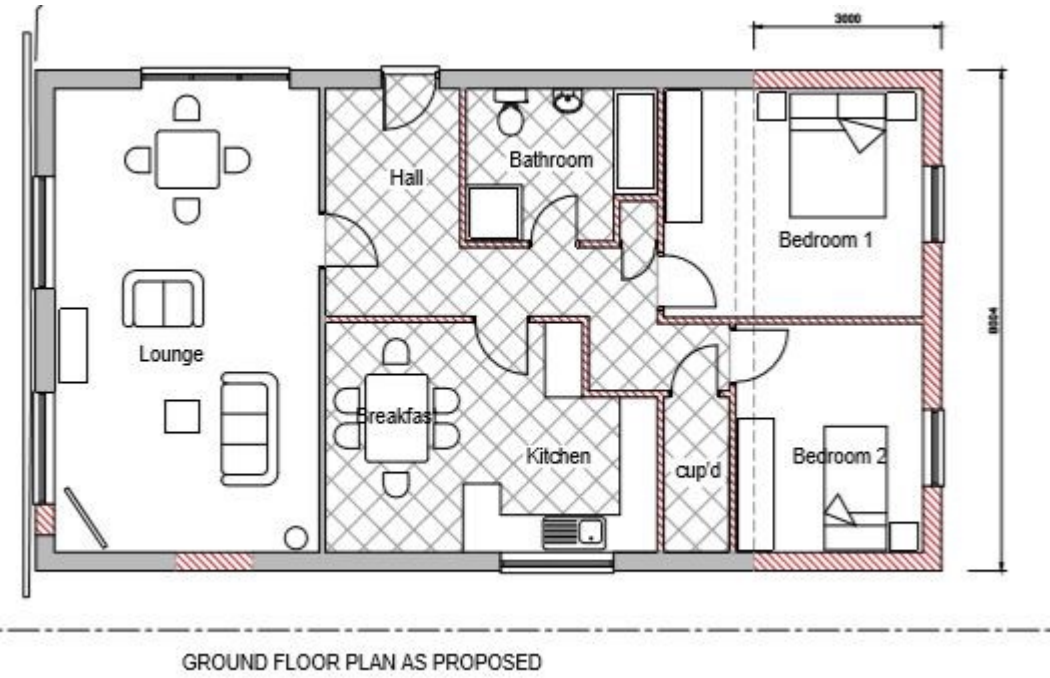
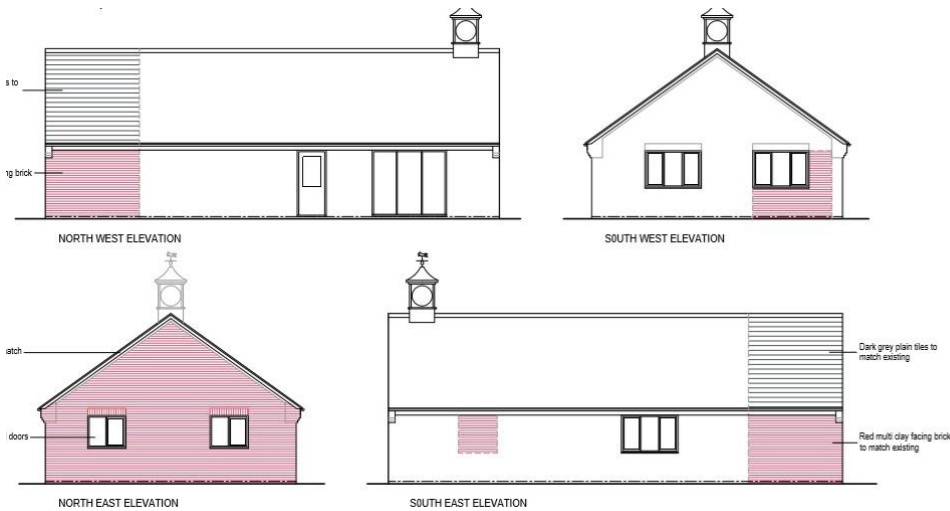
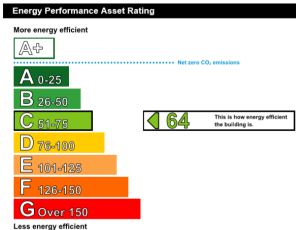
A detached brick built dog grooming building situated adjacent to the main Homestead, neighbouring open farmland with gravelled parking area to the front. The gravelled drive continues past the buildings to the Kennels at the rear of the site.

Planning consent has been granted for change of use on the exiting building and a proposed layout and elevation are as per the images below.

Further information on the planning consent can be obtained buy searching the East Staffordshire Borough Council planning portal using reference P/2018/01194.



Commercial EPC



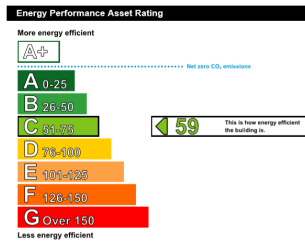
Kennel Building

The detached kennel buildings situated to the rear of the plot and flanked on three sides by open farmland has planning consent granted to demolish part of the rendered kennel building and convert the brick building to a dwelling to include a rear extension.

There is a large gravelled parking area to the front and garden area which is used a sectioned off dog runs.

Further information of the planning consent can be found on the East Staffordshire Borough Council website using planning application number P/2020/00020.

EPC rating



P/2020/00020
Received 08/01/2020



Proposed South West Elevation
Scale 1 : 100



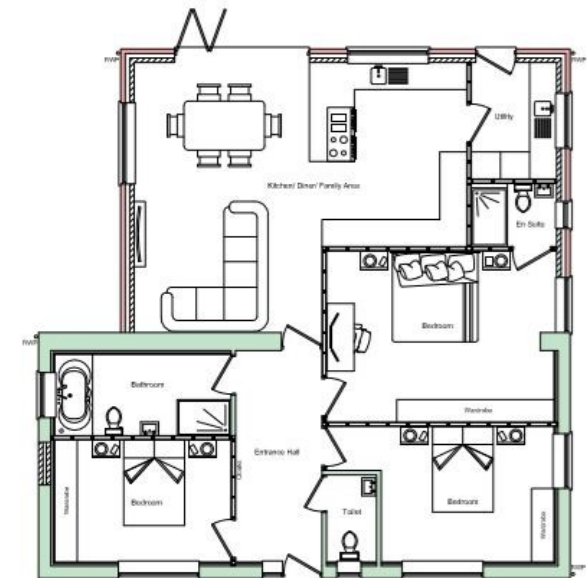
Proposed North West Elevation
Scale 1 : 100



Proposed North East Elevation
Scale 1 : 100



Proposed South East Elevation
Scale 1 : 100



Proposed Ground Floor Plan
Scale 1 : 50

General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Mains water and electricity are connected to all buildings. Oil fired central heating to the property. Private Drainage.

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority

East Staffordshire Borough Council. The property is in Council Tax band D.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are defined in these particulars.

Viewing

Strictly by appointment through Bagshaws Ashbourne Office on 01335 342201, or e-mail: ashbourne@bagshaws.com.

Directions

From the A50 - At the MacDonald's island proceed towards Rocester and Ashbourne on the Ashbourne Road B5030 at the next island take the first exit remaining on the A5030. Continue for a short distance and take the left hand turn onto Hook Lane, signposted Crakelow. Proceed along on Hook Lane and then take the first left turn remaining on Hook Lane. Continue along the lane and the subject property can be found on the right hand side clearly identified by the Bagshaws for sale board.

Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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