

Guide Price
£1,400,000

James Du Pavey

INDEPENDENT ESTATE AGENTS



A former residential college, forming part of the former Wedgwood College campus, set within extensive grounds extending to approximately 2.5 hectares (6.1 acres). The site is rectangular in shape and benefits from mature woodland and open grounds, creating an attractive and private setting.

The principal building, Limes House, is an impressive two/three-storey detached Victorian property dating from 1893. Additional buildings on the site include a Security Lodge, a single-storey Library, Limes Cottage and a Bungalow.

Development Opportunity

The Limes represents a rare opportunity to acquire a substantial site in one of North Staffordshire's most sought-after village locations. The property offers considerable scope for a variety of future proposals, with the potential to create an exceptional development or alternative use scheme, subject to obtaining the necessary planning consents.



The Limes

Station Road, Barlaston, Stoke-On-Trent, ST12 9DQ

JDP



Location

The Limes is situated within the highly regarded village of Barlaston, one of North Staffordshire's most desirable residential locations. Nestled on the edge of open Green Belt countryside, the village enjoys an attractive semi-rural setting whilst benefiting from excellent transport connections and a wide range of local amenities.

Barlaston lies approximately two miles south of the market town of Stone, six miles south of Stoke-on-Trent and seven miles north of Stafford, providing convenient access to an extensive range of shopping, leisure and professional services. The village itself offers an excellent selection of everyday amenities, including a convenience store, post office, village hall, public houses, cafés, a primary school, healthcare facilities and a thriving local community. Barlaston is also renowned as the home of the Wedgwood Estate, with the site forming part of the former Wedgwood College campus, and enjoys direct access to the Trent and Mersey Canal together with numerous countryside walks and recreational opportunities.

The area benefits from excellent road connectivity, with the nearby A34 providing direct links between Newcastle-under-Lyme and Stafford, together with convenient access to Junctions 14 and 15 of the M6 motorway. The A500 and A50 trunk roads are also within easy reach, offering swift connections to the wider Midlands motorway network and East Midlands Airport.

Rail services are available from Stone railway station, whilst the larger stations at Stafford and Stoke-on-Trent are approximately twenty minutes' drive away, providing regular regional and InterCity services to Birmingham, Manchester, London and destinations throughout the United Kingdom.

Combining the tranquillity of a countryside setting with the convenience of excellent transport links and a wealth of nearby amenities, Barlaston remains one of Staffordshire's most sought-after villages for families, professionals and those seeking an exceptional quality of life.

Accommodation

- Limes House – approximately 5,610 sq ft
- Security Lodge, Library and Limes Cottage – approximately 3,666 sq ft
- Bungalow – approximately 645 sq ft, situated within the lower part of the site

Services

We understand that all mains services are available to the property, subject to any reconnection that may be required. Prospective purchasers should satisfy themselves as to the suitability and capacity of all services.

Planning

The property offers an exceptional opportunity for refurbishment, conversion or demolition and full redevelopment, subject to obtaining the necessary planning consents. The site has remained vacant for approximately ten years and currently benefits from no extant planning permission.

We understand that, through previous discussions with Stafford Borough Council, the Local Planning Authority has expressed a positive desire to see the site brought back into beneficial use through an appropriate redevelopment or refurbishment scheme. Whilst this should not be interpreted as any guarantee that planning permission will be granted, it is considered to demonstrate a supportive approach towards the regeneration of this long-vacant site.

The site benefits from an attractive mature woodland setting, and prospective purchasers should satisfy themselves as to any Tree Preservation Orders or other planning constraints affecting the property.

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding the planning potential of the property and any proposals they may wish to bring forward.



Asking Price

Our client is seeking offers in excess of £1.4 million for the freehold interest. Consideration may also be given to the disposal of the property in two separate lots:

Lot 1

Limes House
Security Lodge
Library
Limes Cottage

Lot 2

Bungalow
Former tennis courts

Unconditional offers are preferred, although alternative proposals will be considered.

Planning Authority

Stafford Borough Council

Tenure

Freehold

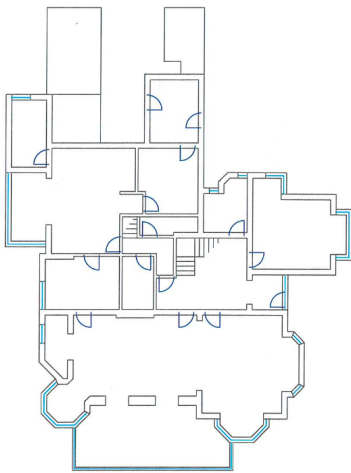
Viewing

Strictly by prior appointment through the sole selling agent.

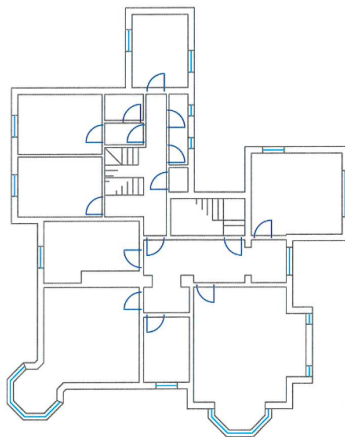
Contact

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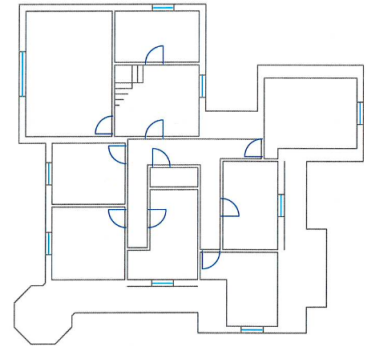
The Limes



Ground Floor

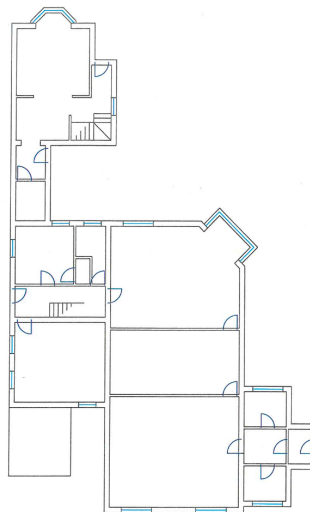


First Floor

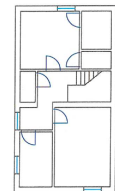
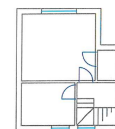


Second Floor

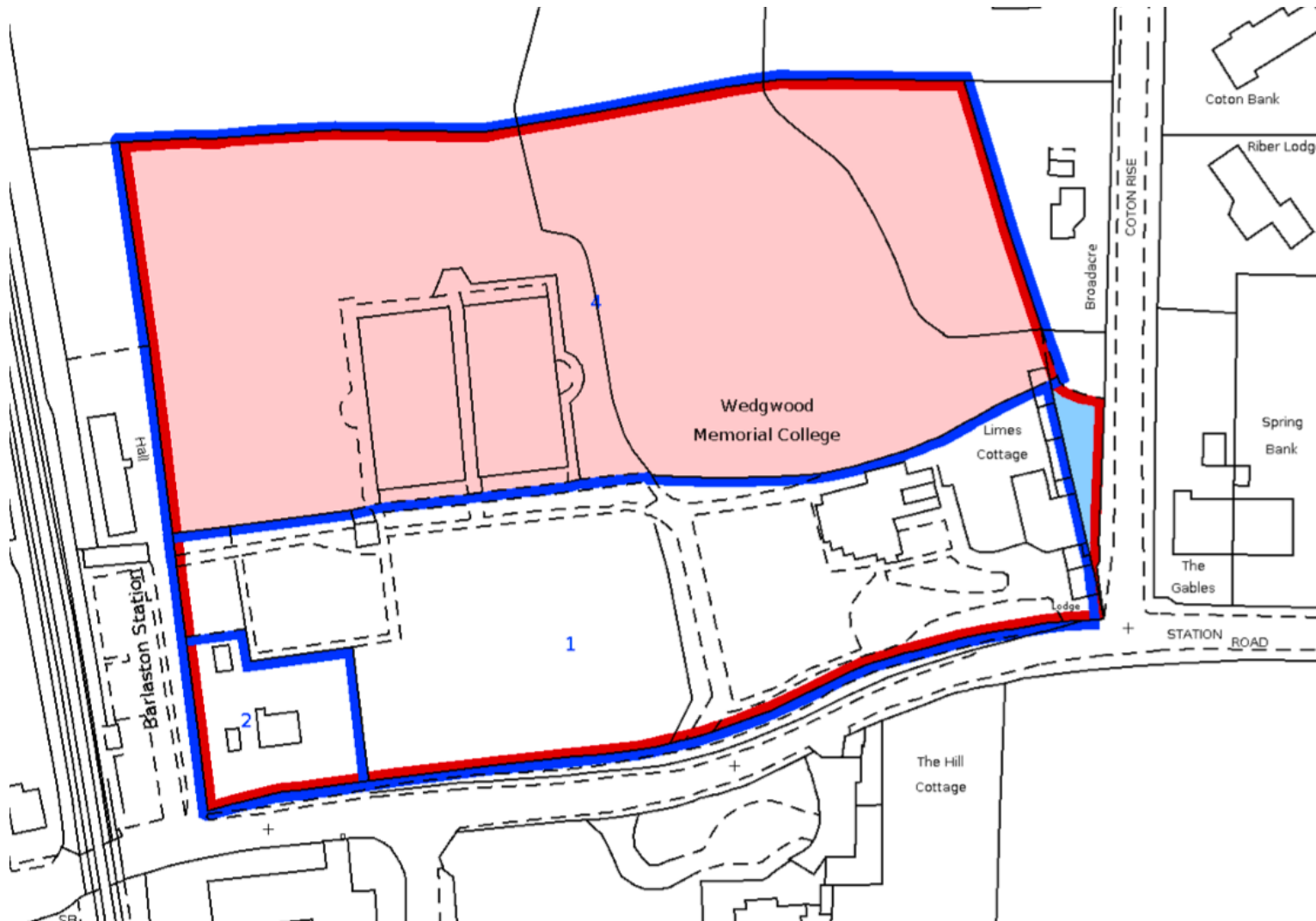
The Limes Outbuildings



Ground Floor



First Floor



ID Checks

Please note we charge £50 inc VAT for ID Checks and verification for each person financially involved with the transaction when purchasing a property through us.

Referrals

We can recommend excellent local solicitors, mortgage advice and surveyors as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent. We can also recommend other solicitors who pay us a referral fee of £240 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm with discounted fees for our clients. RPUK Ltd pay James Du Pavey 25% of their fees. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd, Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. We receive £120 inc VAT for each survey referral.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation. Whilst we make every attempt to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other item are approximate. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Agent's Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.