

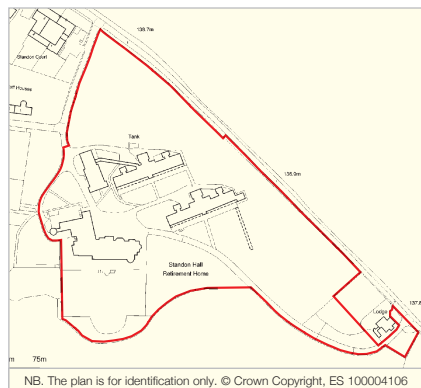
## Standon

### Standon Hall, Maer Lane, Staffordshire ST21 6RA

- **A Freehold Grade II Listed Detached Former Care Home and Outbuildings**
- **Planning application submitted for conversion of Hall into 16 x One and Two Bedroom Apartments and 3 x Three Bedroom Apartments, together with conversion of Outbuildings into Seven Dwellings; B1 Office Use; Alterations (Decision Pending)**
- **Grade II Listed Building**
- **Lift (not tested by Allsop)**
- **Three Outbuildings**
- **Grounds extending to Approximately 3.459 Hectares (8.547 Acres)**

## Vacant Possession

### BY ORDER OF RECEIVERS



#### To View

Please contact Allsop by sending an email to [pam.huggett@allsop.co.uk](mailto:pam.huggett@allsop.co.uk) with the subject heading 'Viewing – Lot 186A'.

#### Seller's Solicitor

Messrs Brightstone Law (Ref: E Gray Esq).  
Tel: 0208 731 3080.  
Email: [eg@brightstonelaw.co.uk](mailto:eg@brightstonelaw.co.uk)

### VACANT – Freehold Former Care Home



#### Tenure

Freehold.

#### Location

The property is situated on the south-west side of Maer Lane, to the north-west of its junction with Mill Lane. The extensive shops and facilities of Stoke-on-Trent are readily available to the north-east. Rail services run from Norton Bridge Station to the south-east. The M6 Motorway is to the east and provides direct access to the A5 and the M54 Motorway.

#### Description

The property comprises a detached Grade II listed building arranged over basement, ground, first and second floors beneath a pitched roof. There are also three outbuildings each arranged over ground floor only beneath a pitched roof. The property occupies a site extending to approximately 3.459 hectares (8.547 acres).

#### Accommodation

##### Standon Hall

**Basement** – (not internally inspected due to asbestos)

**Ground Floor** – Large Entrance Hall, Eleven Rooms, Kitchen, Pantries, Utility Rooms, Office, Laundry, Wash Room, Bathrooms, WCs

**First Floor** – Seventeen Rooms, Linen Room, Utility Room, WCs, Bathrooms/WCs, Shower Room/Wet Room

**Second Floor** – Sixteen Rooms, Kitchen, Utility Room, WCs, Bathrooms, former Gym/Workout Room

##### Outbuildings

**Beeches 1 (Bungalow)** – Twelve Rooms, Storeroom, Kitchen, Utility Room, WC, Two Bathrooms/WCs

**Beeches 2 (Former Isolation Ward)** – Twenty-Three Rooms, Offices, Kitchen, Communal Lounge, Washrooms, Laundry, Bathrooms, WCs

**Beeches 3 (Former Isolation Ward)** – Seven Rooms which have been used as Workshops, Kitchen, Washroom, WCs, Bathrooms

#### Garage

**Site Area Approximately 3.459 Hectares (8.547 Acres)**

#### Planning

Local Planning Authority: Stafford Borough Council.

Website Address: [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

Tel: 01785 619337.

Email: [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk)

Planning application (Ref: 17/26577/FUL) was submitted on 28th June 2017 for 'Conversion of hall into 16 x one and two bedroom apartments and 3 x three bedroom apartments and conversion of outbuildings into 7 dwellings; B1 office use; alterations' (decision pending).

Please refer to the local authority for more information.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

