

THE
HEATH HOUSE
ESTATE

STAFFORDSHIRE

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STAFFORDSHIRE

Stoke-on-Trent 11.2 miles (Direct trains to London Euston within 1 hour 30 minutes)

Peak District National Park 11 miles ~ Stafford 15.9 miles ~ East Midlands Airport 35 miles

Nottingham 44 miles ~ Birmingham Airport 48.5 miles ~ Manchester 55 miles

(All distances and times are approximate)

Superb 19th century house set in a commanding position with beautiful interiors including five well-proportioned reception rooms, 14 bedrooms, two flats and service wing.

Beautiful mature gardens, Grade II* listed Orangery, historic walled garden, rock garden and traditional parkland.

Established wedding venue and events business.

Four cottages including two lodge cottages.

Traditional stable courtyard and coach house.

Let organic dairy farm including a seven bedroom farmhouse and range of farm buildings.

Pasture land and woodland.

Traditional let shoot.

Diverse income from residential, agricultural and commercial assets of approx. £140,000 per annum.



404 ACRES (163 HECTARES)

AVAILABLE AS A WHOLE OR IN 3 LOTS



Savills Telford

Tony Morris-Eyton

+44 (0) 7967 555 652

TMEyton@savills.com

Savills Telford

Peter Daborn

+44 (0) 1952 239 511

peter.daborn@savills.com

Savills London

Crispin Holborow

+44 (0)7967 555511

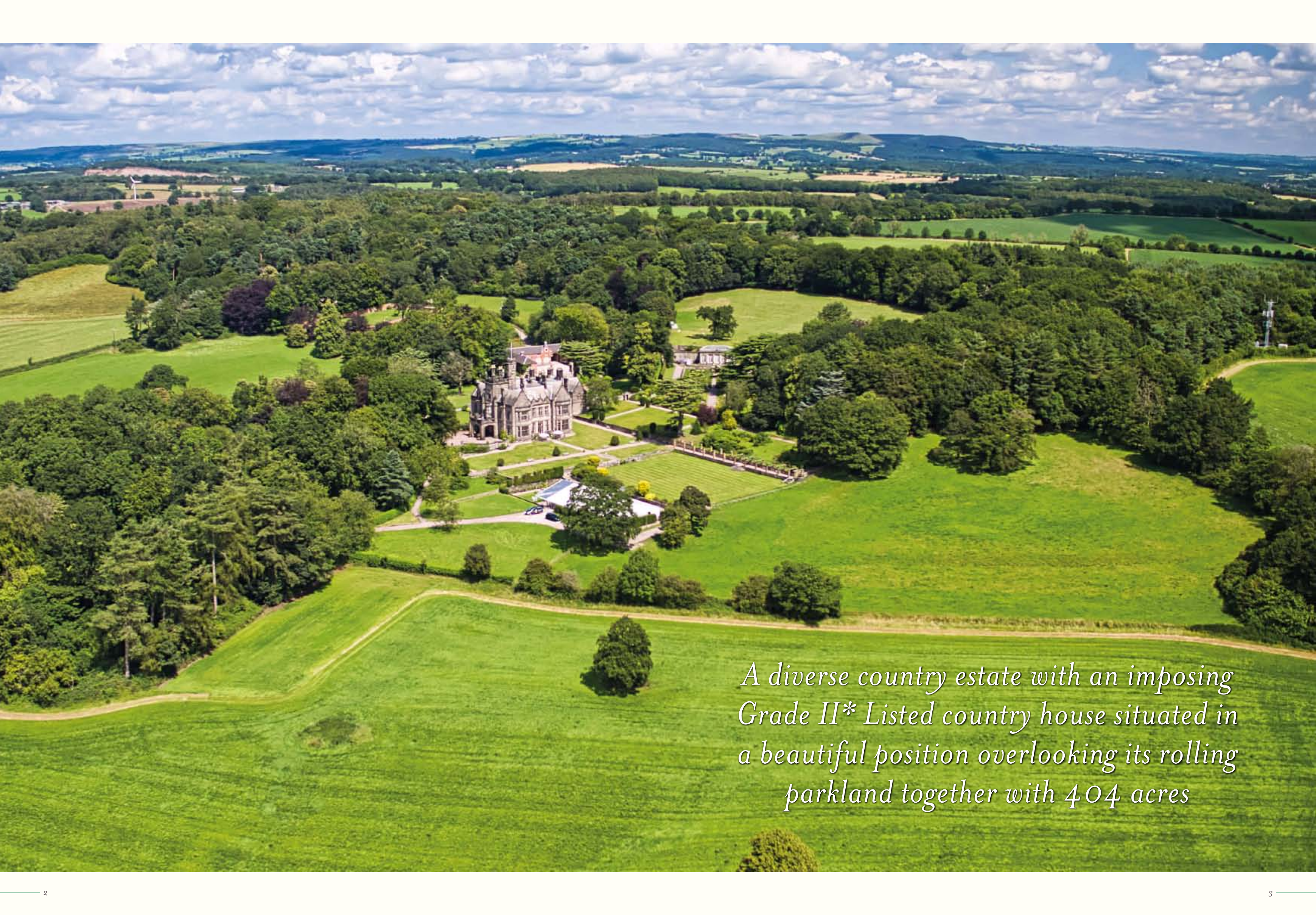
TCholborow@savills.com

Savills London

Louisa Over

+44 (0)7972 000042

Lover@savills.com



A diverse country estate with an imposing Grade II Listed country house situated in a beautiful position overlooking its rolling parkland together with 404 acres*

THE HEATH HOUSE ESTATE

SUMMARY

The Heath House estate is a superb country estate in Staffordshire, located almost equidistant between Manchester, Nottingham and Birmingham.

At the heart of the estate is an exceptional 19th century principal house designed and built by Thomas Johnson of Litchfield in Tudor Gothic style, and listed Grade II* for its architectural and historic importance.

The mansion's commanding position within traditional mature parkland allows for impressive far-reaching views across the Staffordshire countryside. The mature gardens, which include formal lawns, rose gardens, a remarkable orangery, pergola, lily ponds, an historic rock garden and specimen trees, provide a wonderful setting for the house. The current owners have established and run a wedding and events business at the house and grounds.

Within the estate are four cottages which provide excellent accommodation for extended family members, guests and staff, or for residential lettings. There is also a large farmhouse which is occupied under an Agricultural Holding Act (AHA) tenancy.

The mixed rural estate surrounds the principal house and grounds, providing privacy. There are approximately 257 acres of farmland, the majority of which is occupied under an AHA and parts are occupied under farm business tenancies (FBT). There are also areas of strategically planted, mature woodland which offer wonderful amenities to the estate as well as cover for the established shoot. In all the woodland extends to about 80 acres.

The combination of rental income and venue related revenue currently contributes a diverse income.

The comprehensive surrounding estate allows a purchaser to explore further farming opportunities, shooting, country pursuits, scope for additional enterprises, as well as additional accommodation and income potential.

In total, the estate extends to around 404 acres.

**THE MANSION'S
COMMANDING POSITION
WITHIN TRADITIONAL
MATURE PARKLAND ALLOWS
FOR IMPRESSIVE FAR-
REACHING VIEWS ACROSS THE
STAFFORDSHIRE COUNTRYSIDE.**



METHOD OF SALE AND LOTTING

The estate is offered for sale as a whole or in up to 4 lots. Purchasers should be aware that priority is likely to be given to the outcome of Lot 1, before negotiations are undertaken on lots 2A, 2B and 3.

| Lot No | Lotting | Description | Acres |
|--------|------------------------------------|--|-------|
| 1 | Heath House Estate | Significant Grade II* listed Victorian house together with a traditional stable courtyard, two guest cottages and two gate lodges, set within formal gardens and traditional parkland with mixed mature woodland. The parkland is let on an FBT and the pasture land is occupied under an AHA. | 131 |
| 2A | Gorsty Hall Farm | An equipped, organic dairy farm let on an AHA with an attractive, seven bedroom farmhouse and traditional farm buildings. | 176 |
| 2B | North Plantation | Mixed broadleaved woodland which part of which is let on a licence and includes a paintball site. Includes sporting rights over Gorsty Hall Farm for 15 years. | 47 |
| 3 | Farmland South West of Heath House | Farmland South of Hollington Road and West of Heath House Lane including pasture land, 14.36 acres let on an AHA and 35.7 acres let on an FBT. | 50 |
| | | The Whole | 404 |

LOCATION AND SITUATION

The Heath House estate is situated in a picturesque part of Staffordshire with beautiful rolling countryside, good transport links, just below the popular Peak District National Park, 11 miles away. Local market towns include Stoke-on-Trent and Stafford. The closest train station is Stoke-on-Trent (approximately 11.2 miles to the North West) which has a mainline rail service to London Euston (approx. 90 minutes). The M6 is approximately 13 miles to the west giving quick road access to Birmingham (46.5 miles to the south) and Manchester (55 miles to the north). The estate is located 5 miles from the A50, which provides a direct link from the M1 and the East.

EDUCATION AND LEISURE

The village of Tean is located 1.2 miles west of Heath House and the western boundary of the estate borders the village. The village has a good selection of amenities with two churches, a supermarket, a service station and a pub.

Stoke-on-Trent, one of the greenest cities in the UK, provides a wider selection of shops, restaurants and attractions including the Gladstone Pottery Museum and the Trentham Estate. Birmingham and Manchester offer a wider selection of amenities.

There are number of highly regarded private and state schools within a reasonable distance including Denstone College (6.8 miles), Abbotsholme School (7 miles), Repton School (22 miles) and Shrewsbury School (47 miles). There are a number of high calibre shoots in the locality.

HISTORY

The estate is rich in history and has been the home to the Philips family for over 300 years and is currently owned by the 6th successive generation.

The Philips family have lived in the Tean Valley since the late 16th Century and built their wealth in the textile industry. Nathaniel Philips and his wife, Elizabeth Stubbs, bought the estate around 1690; about 30 years later they built a Georgian House.

John Philips, grandson of Nathaniel, was a silk merchant in Manchester and established new mills in the village of Tean after acquiring the Tean Hall Estate. Nathaniel's great, great grandson John Burton Philips moved to the house with his wife, Joanna Freeman Capel Cure, in 1834. They decided to change the appearance of the house and commissioned Thomas Johnson and James Trubshaw of



Lichfield. It was found that the foundations were not sound enough for the desired scheme so it was decided a new house would be built on the site of the Georgian house.

A number of original features of the Georgian house still remain at the House today; the stables which were attached to the Georgian house were not re-built and remain intact, as did the orangery, built in 1831, with a parterre flower garden designed by Lousin.

Heath House replaced the earlier Georgian house and was built over 4 years from 1836 and the interior was completed by 1843.

During the Second World War the house became a convalescent home for soldiers and was then used as a Red Cross Auxiliary Hospital. After the war the Philips' family

returned to the house and converted the household quarters into flats to rent out to help with the running costs of the house. The house was listed Grade II* in 1967.

Over the years the house and grounds have been used as a filming location and featured in 'The Hound of the Baskervilles' a Sherlock Holmes Mystery; 'They do it with mirrors' by Agatha Christie and more recently in a wartime serial 'In a Land of Plenty', were all staged at the House.

More recently the house was featured in Channel 4's 'Country House Rescue' in 2009 and 2011 and 'The Antiques Road Trip'.

Since 2002 the house and grounds have principally been used as a hospitality venue for weddings and events.



LOT 1

THE HEATH HOUSE ESTATE

ABOUT 130.91 ACRES (52.9 HECTARES)

Heath House lies nestled amongst its rolling parkland and woodland. The parkland extends to about 50 acres and lies south of the Hollington Road and east of Heath House Lane. The estate includes the significant Victorian mansion, together with two cottages, two gate lodges, a traditional Georgian stable courtyard, all set within formal gardens and traditional parkland. The estate also benefits from large copses and attractive mixed woodland.



HEATH HOUSE

There are two entrances to the park and a third entrance which is not currently used. The principal driveway is a wonderful entrance to the estate. Accessed from the north west of the house, flanked by stone pillars with iron wrought gates, the drive rises through the traditional parkland, sweeping through a parcel of mixed woodland and round to reveal the house. The drive arrives at a wide gravel sweep to the west façade of the house. The secondary drive, directly north of the house and grounds, runs through an arch of the stable block and round to the house. There are two lodge cottages, Front Lodge is located at the entrance of

the principal drive and North Lodge at the entrance of the north drive. Historically the house was also accessed by the driveway to the south west of the house from Heath House Lane. The mansion, measuring 18,875 sq. ft. over two storeys, plus a tower and a cellar, is constructed from chisel dressed ashlar under steeply pitched slate roofs. The layout of the house is designed as a large H-plan comprising five impressive principal reception rooms and eight bedrooms. There is also an attached service wing in the shape of an L. The centre of the house is dominated by a tall tower rising a further storey to an octagonal stair tower.

THE CENTRE
OF THE HOUSE
IS DOMINATED
BY A TALL
TOWER RISING
A FURTHER
STOREY TO AN
OCTAGONAL
STAIR TOWER.





The Entrance Hall



The Billiard Room

THE LAYOUT OF THE HOUSE IS DESIGNED AS A LARGE H-PLAN COMPRISING FIVE IMPRESSIVE PRINCIPAL RECEPTION ROOMS AND EIGHT BEDROOMS. THERE IS ALSO AN ATTACHED SERVICE WING IN THE SHAPE OF AN L.



The Inner Hall

Ground Floor

The house is entered through a Porte-Cochere into the entrance hall. The part glazed oak doors opposite the entrance hall lead to the inner stair hall.

The inner stair hall provides magnificent and grand reception space. The split part-cantilevered staircase rises to the first floor with its arcaded galleried landing and is naturally lit by the glass lantern in the roof space above.

The south facing Billiard Room is used today as a sitting room and study. The room features a beautiful bay windows and on the right hand side of the room are bookcases attributed to Thomas Gillow of Lancaster.

The Library is charming and intimate and is used as a sitting room. It is the smallest of the reception rooms, lined by half height, marble topped bookcases and features a Carrera marble fireplace. Full height windows open onto the south facing, stone terrace.



The Library



The Library



The Dining Room

The Drawing room and the Library are linked by folding oak doors to enable the rooms to be opened for grand occasions. Both the Library and the Drawing room ceiling is decorated in relief plaster moulding and fine gilt gesso over mantels. The Drawing Room also has a Carrera marble fireplace. The original wallpaper survives, supplied by order from Cowtan Wallpaper Company in London in 1841.

The Dining room is the only north facing reception room. The Tudor gothic style is most evident in this room with the large arched alcove. Connecting to the dining room is a pantry which leads through to the back stairs and the North Wing of the house. On the eastern side of the house is the kitchen, back hall, cloak rooms and an office with a kitchenette and a wood burner.



The Drawing Room

THE DRAWING ROOM AND THE LIBRARY ARE LINKED BY FOLDING OAK DOORS TO ENABLE THE ROOMS TO BE OPENED FOR GRAND OCCASIONS.



The Drawing Room

First Floor

From the inner hall the grand staircase rises to the first floor. Arranged around the arcaded gallery landing are nine bedrooms, three bathrooms and a cloakroom. The principal en-suite bedroom is located on the south east of the gallery, above the drawing room. The beautiful, well-proportioned room features a wide south facing bay window and a feature fireplace. The other seven bedrooms vary from large 4-poster bedrooms to twin rooms. The three south facing rooms enjoy a wonderful view over the lawns and parkland beyond. Some of the bedrooms have a unique double vaulted ceiling like the Oriel Room which sits above the entrance hall and has a beautiful bow window and vaulted ceiling. The bedrooms are used for guest accommodation during weddings and events at the house.

FROM THE INNER HALL THE GRAND
STAIRCASE RISES TO THE FIRST FLOOR.
ARRANGED AROUND THE ARCADED GALLERY
LANDING ARE NINE BEDROOMS, THREE
BATHROOMS AND A CLOAKROOM.

THE NORTH WING

Ground Floor

A corridor runs west to east connecting the main house to the service wing. Accessed from the corridor is a one bedroom flat with a kitchen and a bathroom. At the eastern end of the corridor is a large garage which is used as a machinery store and workshop with stores. The garage can also be separately accessed from the east side of the house. The old servant's hall is situated opposite the entrance of a self-contained flat, Flat 1.

FLAT 1

The accommodation is arranged over the ground floor and first floor comprising a kitchen, bathroom, separate cloakroom, sitting room and two bedrooms. The flat has a separate entrance from the east of the house.

THE NORTH WING

First Floor

On the first floor a corridor runs from the back stair landing along the north wing of the house. Accessed from the corridor are four bedrooms (one en-suite) and a bathroom. The rooms are used as guest accommodation during weddings and events held at the house. Alternatively the rooms could be converted back into a third flat in the house, known as the North Wing Flat.

A second flat is located on the first floor of the most western part of the north wing.

FLAT 2

The accommodation is arranged on the first floor and comprises a kitchen, sitting room, three bedrooms and a family bathroom.

Second Floor

The rear staircase, situated to the north of the inner hall, rises to a second floor of the house with a bedroom, known as the Tower Room and a bathroom. A further room gives access to the spiral staircase in the tower.

THE NORTH WING

Second Floor

The staircase in the north wing rises to the second floor of the North Wing. This area of the house is in need of restoration and comprises a series of nine to ten rooms.

Cellar

The extensive cellar is accessed from the north wing. Extending below the North Wing, are 8 cellar rooms including a wine cellar, a store that houses the biomass boiler and a wood-chip store with infrastructure to feed the woodchip into the biomass boiler.



The Master Bedroom



The South Bedroom

HEATH HOUSE

Gross Internal Areas:

Main House Only ~ 1005 sq m / 10,835 sq ft
Ground Floor Flat ~ 48 sq m / 515 sq ft
North Wing Flat ~ 145 sq m / 1560 sq ft
Flat ~ 140 sq m / 1505 sq ft
Flat 2 ~ 170 sq m / 1825 sq ft
Second Floor of Wing ~ 245 sq m / 2635 sq ft
Total ~ 1753 sq m / 18,875 sq ft

Areas not included above are:
Garage, Old Servants Hall (and rear halls),
Cellars & All Second Floor Areas Over Main House



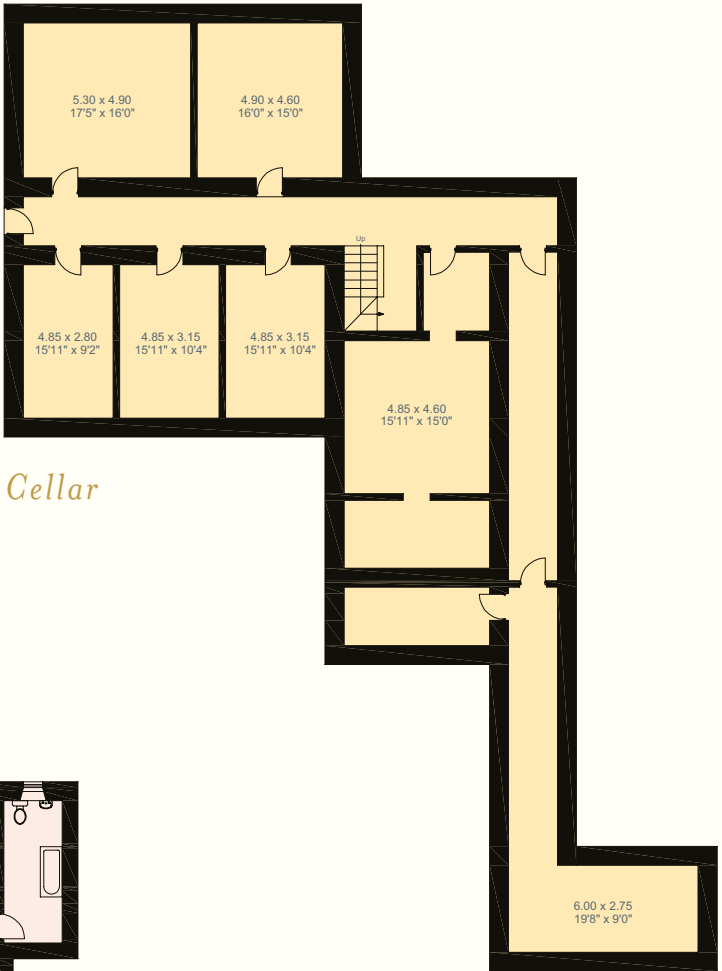
Ground Floor



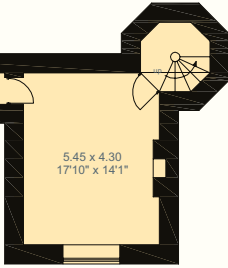
Second Floor



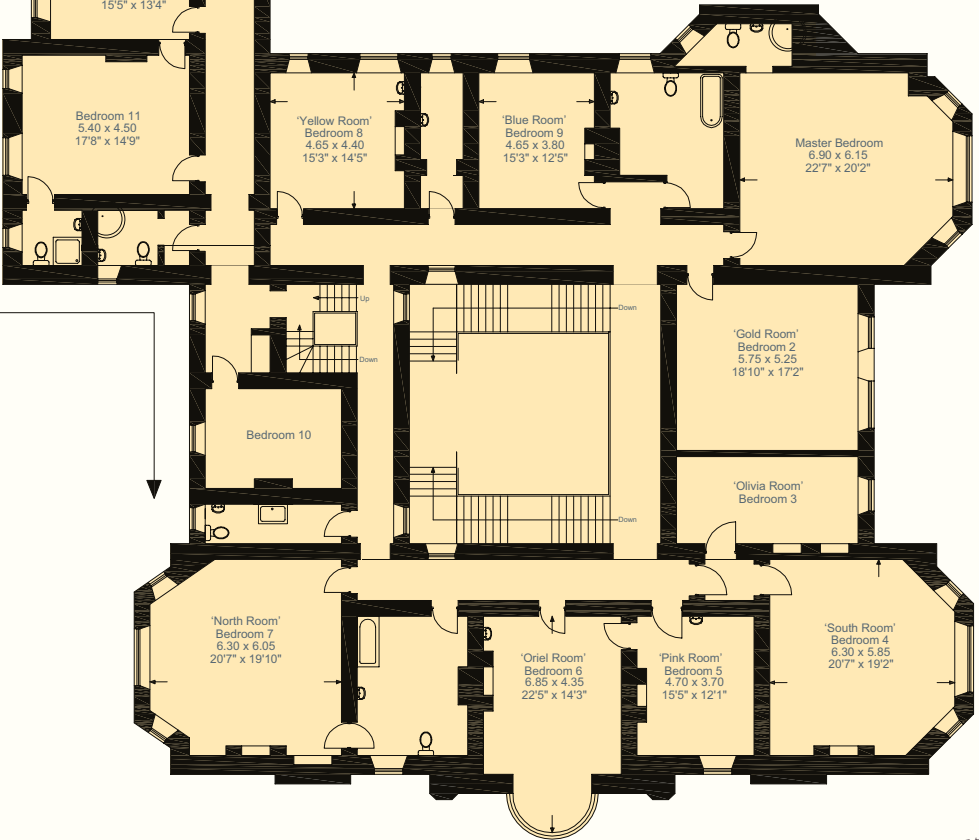
First Floor



Cellar



North Wing Flat



For identification only - Not to scale



THE GARDEN IS ENTERED THROUGH STONE
PILLARS WITH CAST IRON DECORATIVE
GATES AND COMPRISES FLOWER BEDS EDGED
WITH BOX HEDGES...

GARDENS AND GROUNDS

The formal gardens and grounds surround the house to the south and east and are predominately south facing. From the Library, steps lead down to the Victorian stone terrace with a balustrade which wraps around the front of the house.

The extensive lawns lie south of the house. A central walkway leads to a second stone terrace with steps either side that lead down to further lawns with planted borders. On the eastern edge of the lawn is the pergola, built in 1912, the passage runs north to south connecting the gardens to the parkland beyond.

The classical Grade II* Listed Orangery and the formal flower garden, designed by Trubshaw, was built and laid out in 1831 to the east of the house. Balustrading and a low retaining wall flank a sunken garden to the south of the Orangery. The garden is entered through stone pillars with cast iron decorative gates and comprises flower beds edged with box hedges, with a central footpath leading to a short lawn with steps up to the orangery.

To the east of the loggia is an historic rock garden with narrow stone paths and a pond.

On the north side of the house is a smaller area of lawn with planted border with rhododendrons and shrubs.

Located north of the house, adjacent to the north drive is the Grade II listed Walled Garden. The walled garden is currently occupied by the shoot under a licence.



SEATED RECEPTIONS CAN TAKE PLACE IN THE HOUSE OR IN THE MARQUEE...



COMMERCIAL WEDDING AND EVENT VENUE

Heath House has been run as a licensed wedding and events venue business since 2002. The house and grounds hosts approx. 40 events per year ranging from smaller private groups, weddings and conferences. Weddings have been the largest single element of the business with approximately 30 bookings per year. The house and gardens are licensed for civil ceremonies with a capacity for 70-100. Seated receptions can take place in the House or in the marquee which has a maximum capacity of 200. The marquee is owned by the business.

COTTAGES & OUTBUILDINGS

SAWMILL COTTAGE

A beautifully converted sawmill, the red-brick cottage lies north east of the House. The sawmill was converted in 2009 and much of the original features still remain. The ground floor comprises a large entrance hall or living room, the master bedroom with an en-suite bathroom and a second bedroom with an en-suite shower room. An open plan kitchen and dining room is on the first floor, together with a drawing room.

DUTCH BARN

To the north east of the cottage is a Grade II listed Dutch barn which is constructed from red-brick under a tiled roof with a gothic arch.

FRONT LODGE

The period, Grade II listed, lodge house is located at the entrance of the principal drive. The accommodation extends to 700 sq.ft. and includes a kitchen, dining room, sitting room and bedroom with a bathroom on the first floor.

NORTH LODGE

The pretty, Grade II listed, lodge is situated at the entrance of the north drive off Hollington Road and extends to 1,130 sq.ft. The accommodation is split over two floors and comprises a dining room, sitting room, kitchen, cloakroom, three bedrooms and a family bathroom.



Sawmill Cottage



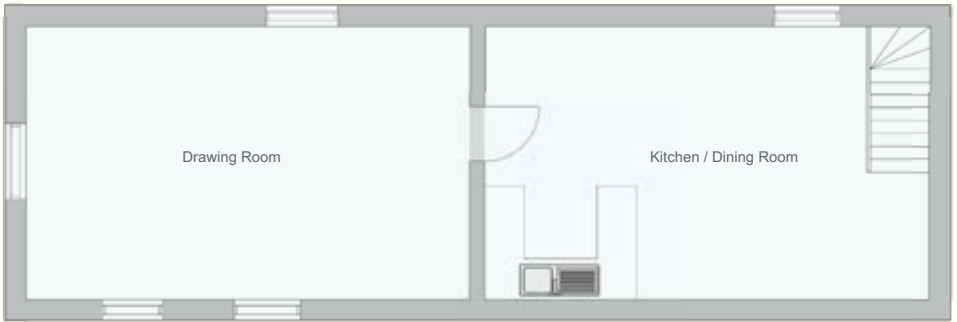
North Lodge

SAWMILL COTTAGE

Gross Internal Areas:

Sawmill Cottage ~ 155.66 sq m / 953.79 sq ft

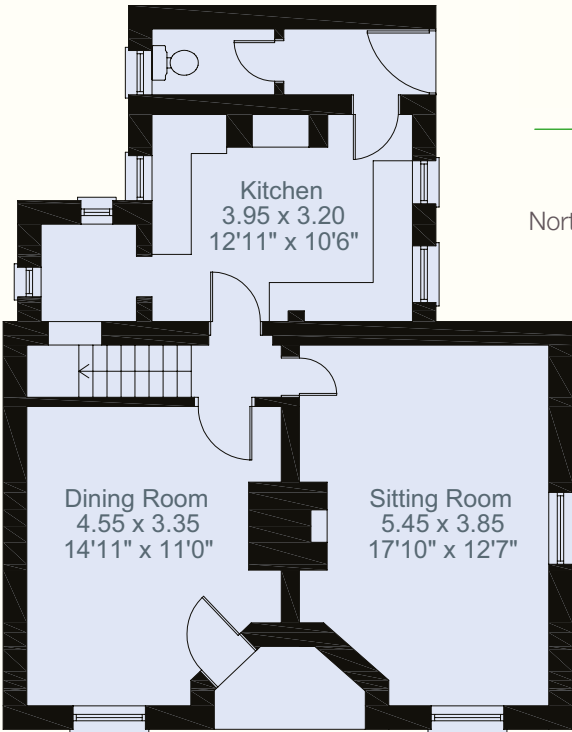
Ground Floor



First Floor



Ground Floor

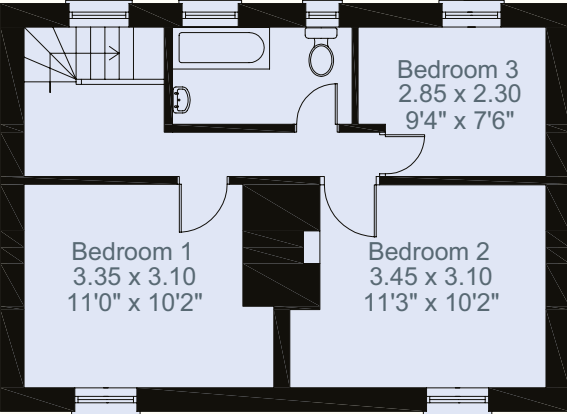


NORTH LODGE

Gross Internal Areas:

North Lodge ~ 105 sq m / 1130 sq ft

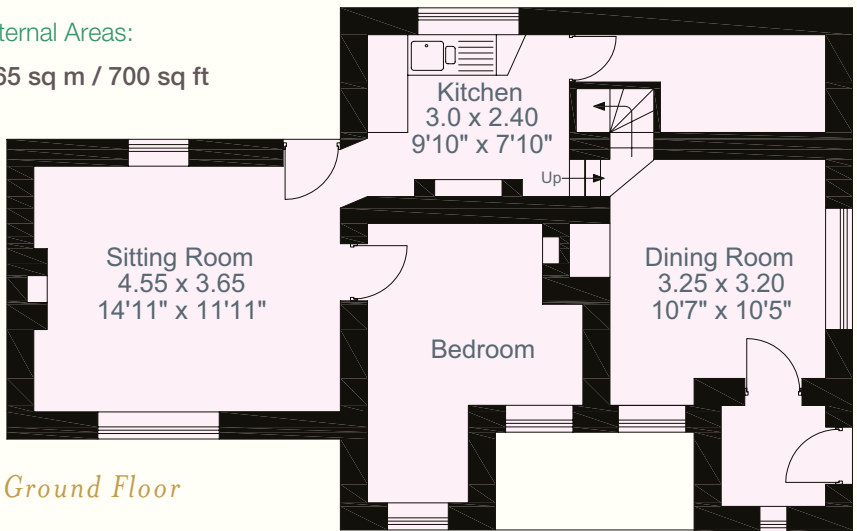
First Floor



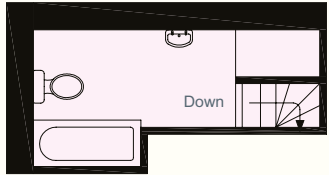
FRONT LODGE

Gross Internal Areas:

Front Lodge ~ 65 sq m / 700 sq ft



Ground Floor



First Floor

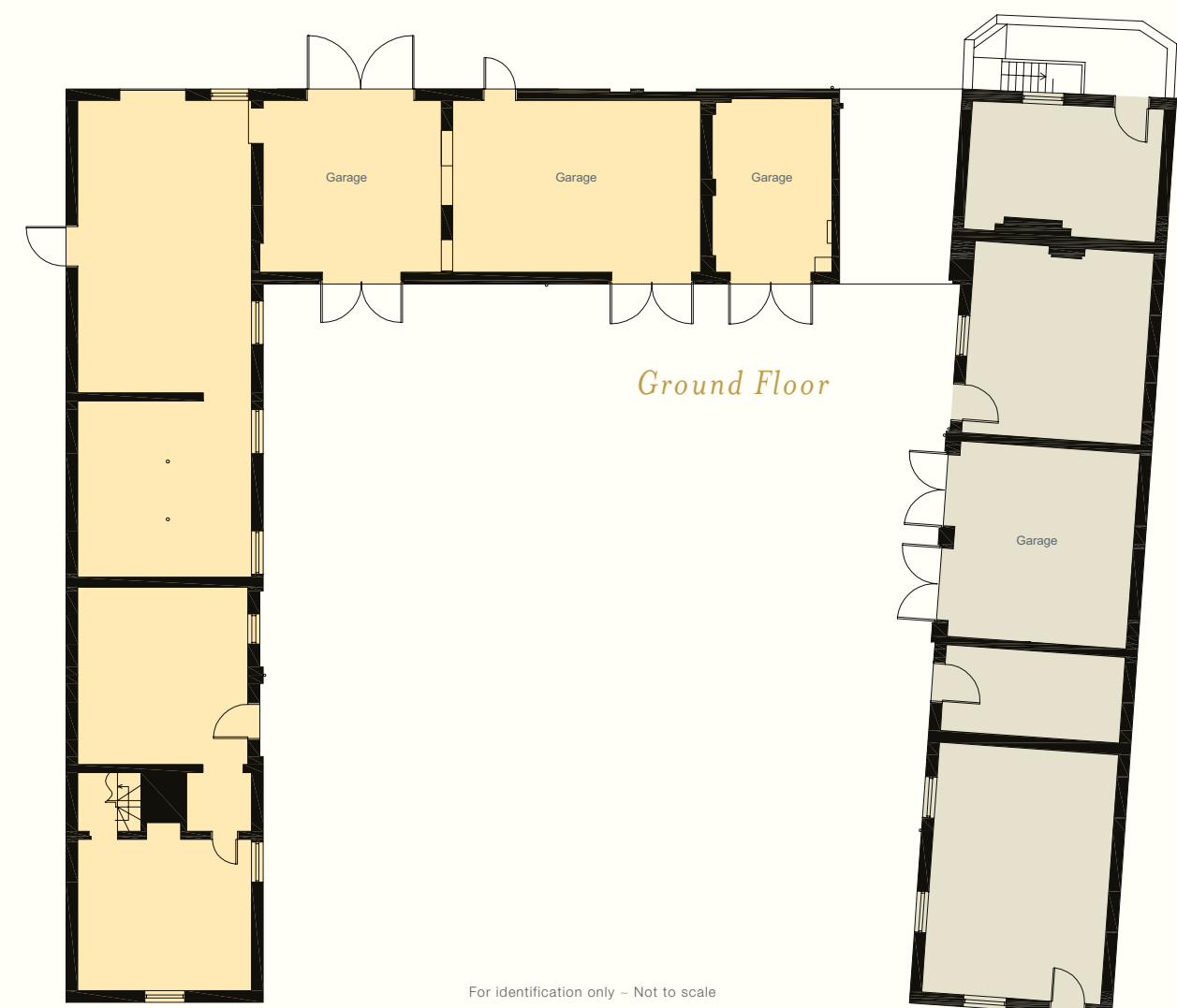
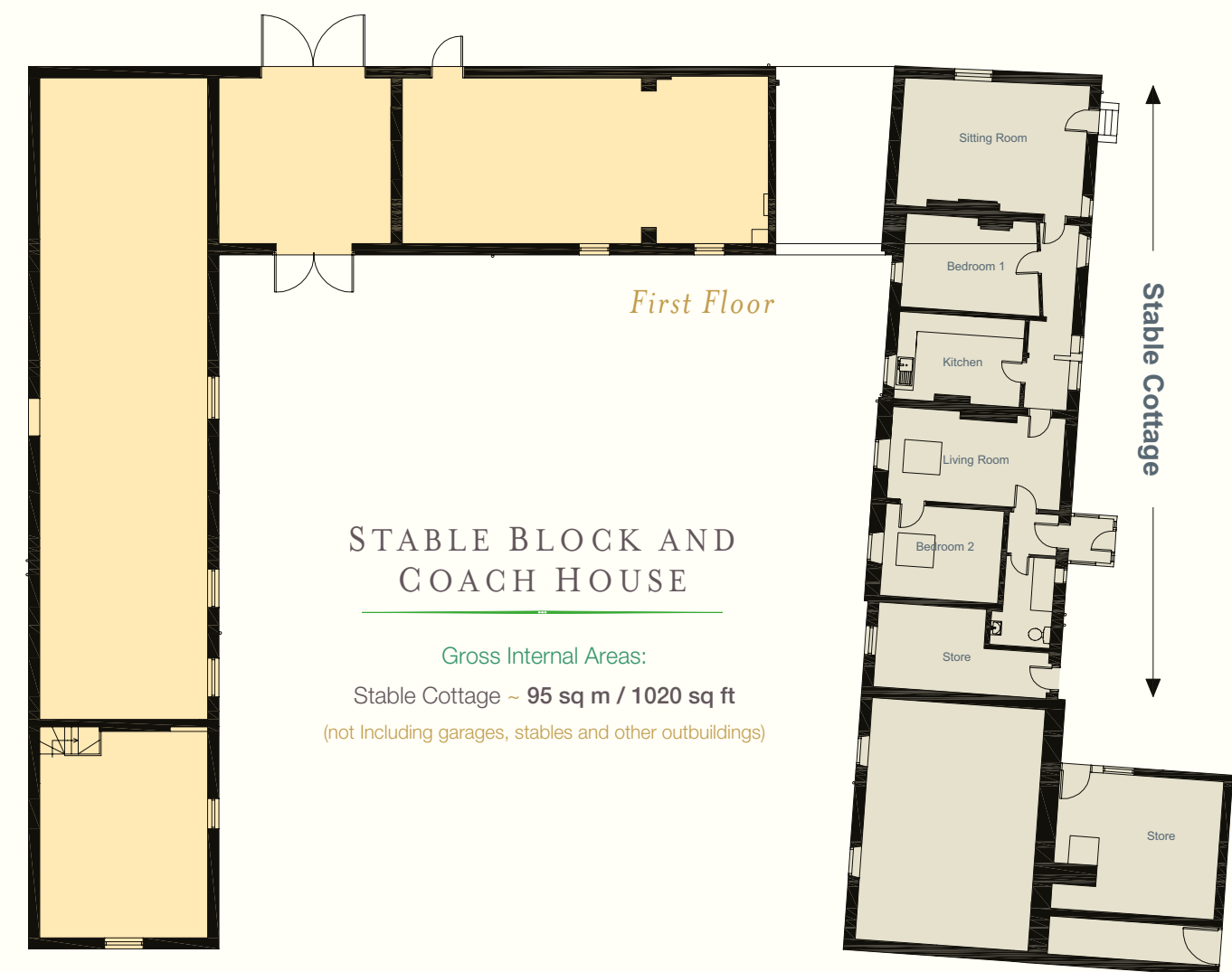
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THE STABLE BLOCK AND STABLE COTTAGE

The Grade II listed stables and coach house are situated to the north east of Heath House and form a traditional U shape around an open fronted courtyard. The property was built in the 18th Century and part reconstructed in the early 19th Century. The property features a clock with bell tower, carriage doors below and an arch to the right hand side, giving access to the north drive. The two-storey property consists of garaging and stores and is used for storage and workshop space.

The first floor of the eastern wing is a cottage extending to 1,020 sq.ft. The cottage has been beautifully refurbished and retains original features of beams and brickwork. Stable cottage is entered through a porch on the eastern façade and comprises a sitting room with woodburner, kitchen, two twin bedrooms, a bathroom and an en-suite double bedroom. The cottage enjoys stunning views over the estate and has a small garden with two stores. The cottage has been used for hospitality and short lets.





THE LAND

The traditional parkland has wonderful topography and rises gently towards the House. The rolling land is more open to the south and the west, with mixed woodland to the north and the east, providing the house with shelter and privacy. The parkland extends to about 49 acres, there are about 32 acres of woodland and 39 acres of pasture land which is let on an AHA.





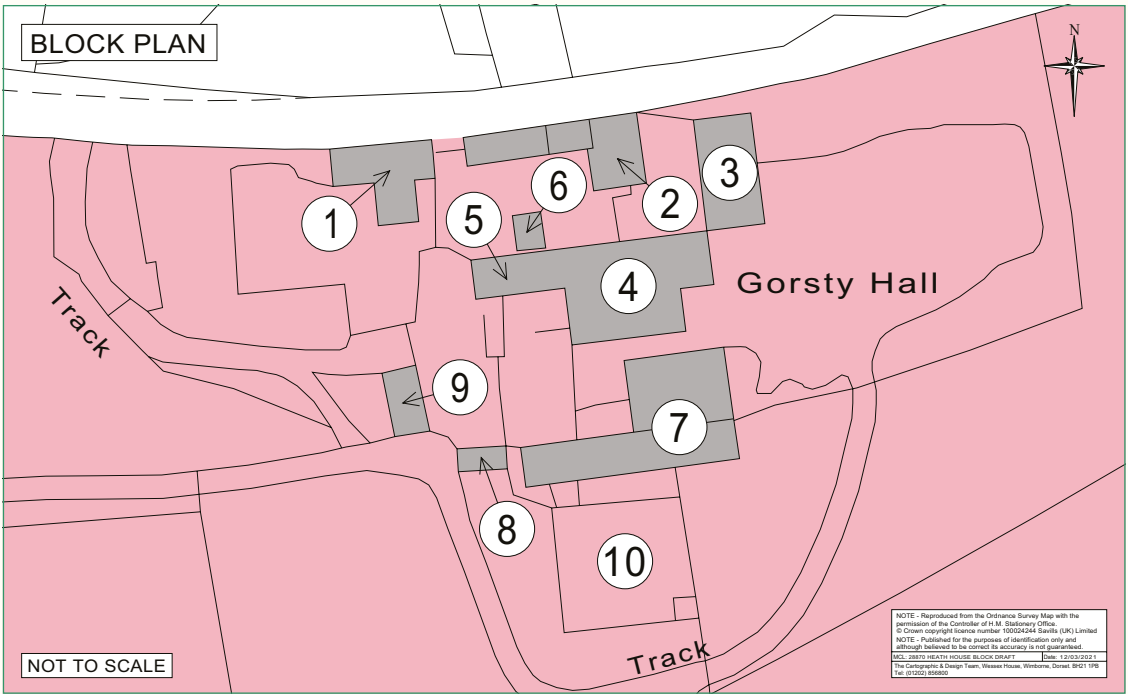
LOT 2A
GORSTY HALL FARM
 ABOUT 176 ACRES (71.23 HECTARES)

GORSTY HALL FARM, GORSTY HALL FARMHOUSE,
 A RANGE OF MODERN AND TRADITIONAL BUILDINGS,
 SET IN APPROXIMATELY 176 ACRES OF LAND.

GORSTY HALL FARM

The farm includes a period farmhouse, a range of modern and traditional buildings, set in approximately 176 acres of land. At present the farm is let on an Agricultural Holdings Act (1986) tenancy, with succession rights, currently in the first succession. Gorsty Hall Farmhouse is a substantial seven bedroom, red brick farmhouse. It includes two principal reception rooms, large kitchen/diner, seven double bedrooms and two family bathrooms. There is a kitchenette/ utility on the second floor that has been used previously as a flat.

The farm is run as a dairy unit, on a traditional grass based system milking 175 cows with 45 followers. The farm benefits from the following buildings:

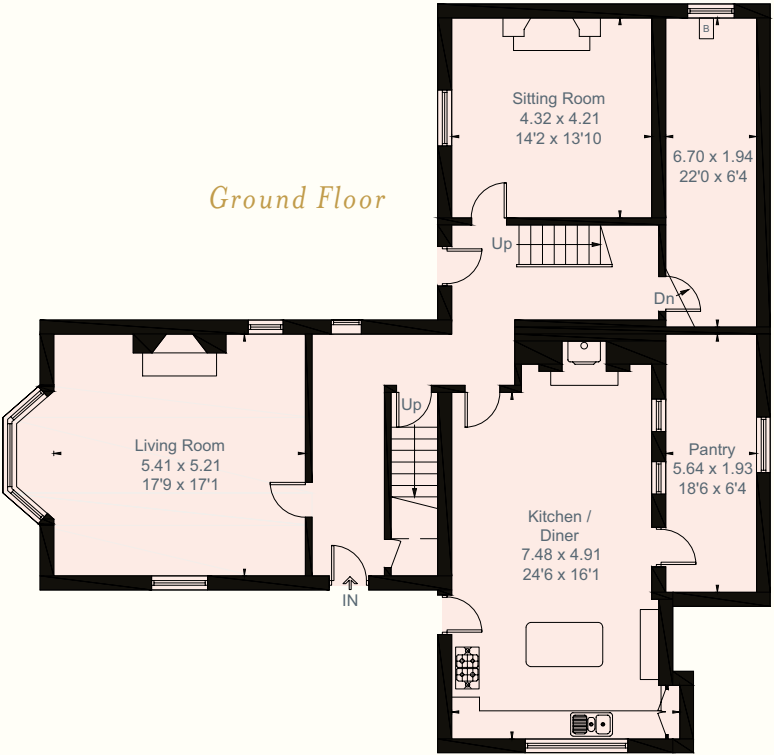


1. Gorsty Hall Farmhouse.
2. A range of traditional farm buildings of brick construction. Currently used for general farm storage and livestock housing.
3. Steel frame and metal sheet clad mono pitch livestock housing (20m x 8m).
4. Traditional brick livestock housing containing 68 cow cubicles in two parts. (5.4m x 8.4m & 21.3m x 15.8m).
5. A modern block building containing a 12 point herringbone milking parlour (14.3m x 5.4m).
6. A brick built building containing the bulk tank (6.4m x 4.2m).
7. Dutch barn extending to 6 bays (32m x 4.5m) for livestock housing, and adjoining pole barn (17.6m x 11.5m) utilised as straw storage.
8. Mono pitch breeze block building with 7 cow cubicles (7.9m x 3.8m).
9. Brick built general purpose storage building (10.6m x 5.27m).
10. Slurry lagoon, sunken with concrete sides and base.

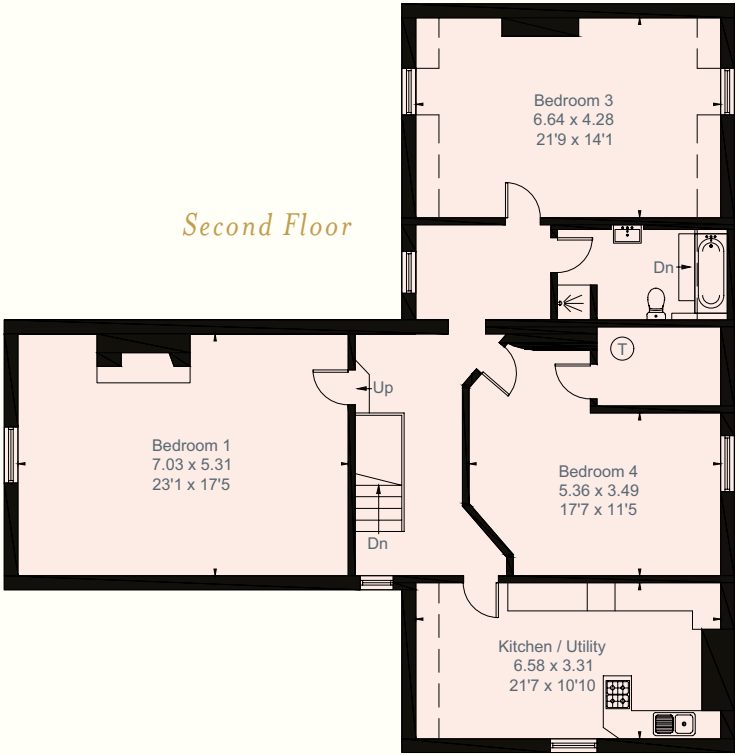
GORSTY HALL FARMHOUSE

Gross Internal Areas:
 Farmhouse ~ **433.5 sq m / 4666 sq ft**
 Including Limited Use Area ~ (7.3 sq m / 78 sq ft)

For identification only – Not to scale

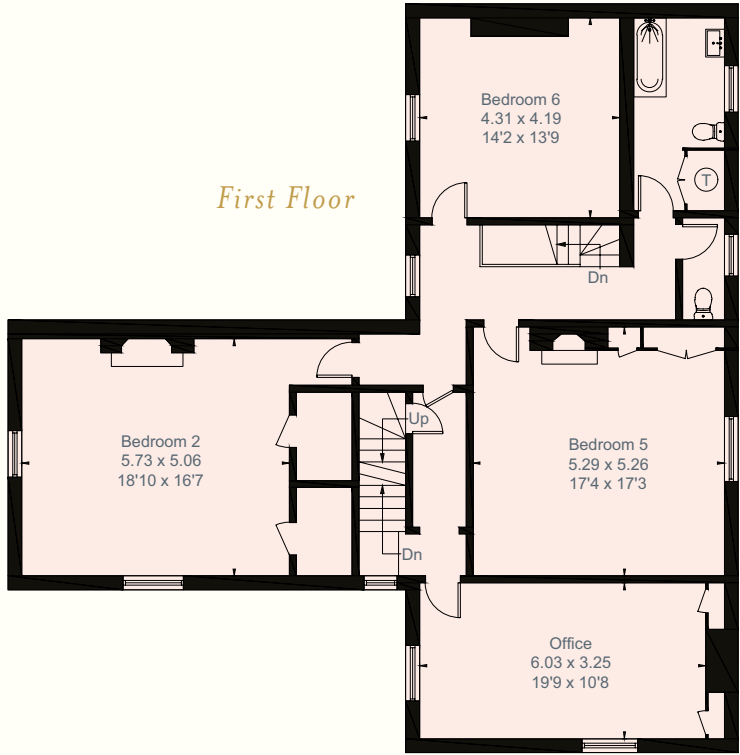


Ground Floor



Second Floor

☐ = Reduced head height below 1.5m



First Floor



Gorsty Hall Farmhouse

FARMING SYSTEM

The farm has been run on an organic basis since 2002 with full Organic Farmers and Growers certification. The farm is on a grass based rotational grazing system with good access to the grazing paddocks via a network of stone and concrete sleeper cow tracks. The farm is a Countryside Stewardship scheme that started in 2020.

FARMLAND

Soil Type: The soils are typical of this part of Staffordshire, being freely draining slightly acidic loamy soils, ideally suited for producing high yielding grass crops. The majority of the soil is classified as Grade 3 with some areas of Grade 4. The Soil Survey of England & Wales describes the soil types as a combination of the following:

Soil Table

| | | |
|-----|------------|--|
| 572 | Salwick | Deep reddish fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging |
| 572 | Whimple 3 | Reddish fine loamy or fine silty over clayey soils with slowly permeable subsoils and slight seasonal waterlogging |
| 541 | Bromsgrove | Well drained reddish coarse loamy soils mainly over soft sandstone but deep in places |



LOT 2B

NORTH PLANTATION

ABOUT 46.58 ACRES (18.8 HECTARES)

Approximately 46.58 acres of woodland situated on the northern boundary of the estate. This is a mixed species wood of primarily native deciduous species including Oak and Silver Birch and some specimen conifers. There are also large areas of Rhododendrons. In recent years management work has been carried out by the Shoot to the woodland in particular to further enhance the sporting potential with new access tracks, and ongoing management of the Rhododendrons. There is currently one pheasant release pen in the woodland, with plans for a second release pen. A section of the woodland is currently let to a paint balling company under a 28 day per annum use licence agreement.

LOT 3

FARMLAND SOUTH WEST OF HEATH HOUSE

ABOUT 50.41 ACRES (20.4 HECTARES)

A ring fenced parcel of agricultural land extending to approximately 50.41 acres (20.4 hectares), and split into 4 fields. This is a productive parcel of pasture land that benefits from areas of shelter woodland, excellent roadside access and a pond. There is a mains water supply for livestock (TBC).

FARMLAND

Soil Type: The soils are typical of this part of Staffordshire, being freely draining slightly acidic loamy soils, ideally suited for producing high yielding grass crops. The soil is classified as Grade 3. The Soil Survey of England & Wales describes the soil types as the following:

Soil Table

| | | |
|-----|------------|---|
| 571 | Bromsgrove | Well drained reddish coarse loamy soils mainly over soft sandstone but deep in places |
|-----|------------|---|

TENURE

The land within Lot 3 is to be sold with a tenant in occupation. Approximately 35.88 acres are in a 2 year Farm Business Tenancy and 14.36 acres (5.81 ha) are on an Agricultural Holdings Act (1986) Tenancy to the tenant of Lot 2A. Further details can be provided by the selling agent.

SHOOTING

The Heath House is a quintessential English estate with beautiful undulating landscape, rolling valleys and strategically planted woodland, making for a lovely traditional pheasant shoot. The shoot currently has four release pens which are well positioned to make the most of the topography to present classic woodland driven pheasants to guns standing in the beautiful surrounding parkland. The feature drives show pheasants to test all abilities, but there is something for everyone on the estate. The estate currently lets the shooting to a DIY syndicate in return for rental income along with a family day. The shoot currently run 8 days, shooting approximately 60-80 bird days. There is either the opportunity to continue with this existing agreement, or bring the shoot in hand and run a private family shoot.

THE FEATURE DRIVES SHOW PHEASANTS TO TEST ALL ABILITIES, BUT THERE IS SOMETHING FOR EVERYONE ON THE ESTATE.



GENERAL REMARKS

METHOD OF SALE

The estate is offered for sale by private treaty as a whole or four lots as shown on the sale plan. Purchasers should be aware that priority is likely to be given to interest in the whole or Lot 1 before negotiations take place on Lots 2A, 2B and 3.

SOLICITORS

Lodders Solicitors LLP,
Glensanda House, 1 Montpellier Parade,
Cheltenham, GL50 1UA
T: 01789 293259

| Lot | Property Description | Tenure | Start Date | Term |
|--------|---|---|----------------------------------|----------|
| Lot 1 | The Heath House and gardens | Vacant possession | N/A | N/A |
| | About 39 acres of Parkland to the south west of Heath House | Agricultural Holding Act (1986) Tenancy | 25/03/1968 | N/A |
| | About 12 acres of Parkland to the south and east of Heath House | Farm Business Tenancy | 01/01/2012 | Periodic |
| | About 42 acres of Parkland to the north west of Heath House | Farm Business Tenancy | 25/03/2009 | Periodic |
| | Flat 1 | Assured Shorthold Tenancy | 12/02/2020 | Periodic |
| | Flat 2 | Assured Shorthold Tenancy | 01/06/2003 | Periodic |
| | Ground Floor Flat | Assured Shorthold Tenancy | 16/01/2007 | Periodic |
| | Stable Cottage | Assured Shorthold Tenancy (expected to end June 2021) | 01/10/2020 | Periodic |
| | Sawmill Cottage | Vacant possession | N/A | N/A |
| | Front Lodge | Assured Shorthold Tenancy | 15/02/2003 | Periodic |
| | North Lodge | Assured Shorthold Tenancy | 22/11/2019 | Periodic |
| | The Stables | Partly subject to two Tenancies at Will (but a new 2 year tenancy may be granted) | (a) 04/02/2004 (b) 23/04/2007 | Periodic |
| Lot 2A | Gorsty Hall Farm | Agricultural Holdings Act (1986) Tenancy | 25/03/1993 | N/A |
| Lot 2B | Woodland | Part is subject to a licence agreement with a paintballing company (but a new two year arrangement may be put in place) | 10/06/2004 | TBC |
| Lot 3 | About 14 acres of pasture land | Agricultural Holding Act (1986) Tenancy | 25/03/1993 | N/A |
| | About 36 acres of pasture land | Farm Business Tenancy | 25/03/2021 | 2 years |
| Whole | Shoot across the estate including part of stables and walled garden | Subject to a Shooting Rights Licence (basis and period to be discussed) | 02/02/2020 | TBC |

MINERALS, SPORTING AND TIMBER RIGHTS

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

SERVICES

All residential properties benefit from mains electricity, mains water and mains drainage. There is a three phase electricity supply to the estate.

Heath House is heated by the biomass boiler and the four cottages use oil central heating.

There is mains water to all properties via an estate network of pipes. One third party owned property also benefits from this supply with an annual charge.

RENEWABLE HEAT INCENTIVE

The Heath House benefits from

support payments for eligible heat under the Renewable Heat Incentive scheme, commencing on the 03/06/2016 for a term of 20 years. There is an HP agreement on the biomass boiler that will be transferred to the purchaser. Further details available in the information pack.

PLANNING

The Estate is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions and planning charges which may be or come into force. The purchaser will be deemed to have full knowledge of these and satisfied themselves as to the effects that such matters have on the property. Heath House benefits from the

LOCAL AUTHORITIES

Staffordshire Mooreland District Council: www.staffsmoorlands.gov.uk

DATA ROOM

A data room with further detailed information about the estate has been set up for seriously interested parties. Contact Savills to arrange access.

TENURE AND POSSESSION

Vacant possession will be given upon completion subject to the occupancies listed in the table below. Please contact the selling agents for further details and a full schedule of the tenancies:

following planning consent:

Ref: SMD/2011/0264

Date: 14/08/2013

Description: Erection of a marquee and change of use of premises from residential to commercial wedding venue with bed and breakfast facilities.

Granted for a term of 5 years (current planning pending for the removal of condition 1 restricting the use for 5 years, ref: SMD/2017/0715)

LISTED BUILDINGS

- Heath House: II*

- Stables and Coach House: Grade II

- Dutch Barn: Grade II

- Planting trough to orangery approximately 200 meters

north east of heath house: Grade: II

- Orangery, screen wall and potting sheds approximately 200 meters north east of heath house: Grade II*

- Balustrading, steps, piers and gates: Grade II

- Walled garden approximately 300 meters north of heath house: Grade II

- North lodge to heath house: Grade II

- North west lodge to heath house: Grade II

- Piers and railings to North West lodge to Heath House: Grade II

None of the residential properties are known to have agricultural.

Occupancy conditions (AOCs).

OVERAGE

A right of overage is to be reserved to the vendors of The Heath House, and their successors, on land adjoining Tean as indicated by blue hatching on the sale plan whereby there is a retention of 25% of any increase in value gained by the grant of a successful planning consent for change of use for a term of 25 years. Please contact Savills for further information.

ENERGY PERFORMANCE CERTIFICATE RATINGS FOR NON-LISTED PROPERTIES

| Property | EPC Band |
|-----------------------|----------|
| Sawmill Cottage | F |
| Gorsty Hall Farmhouse | F |

BASIC PAYMENT SCHEME (BPS)

No farmland is currently farmed in hand and no BPS claimed by the estate, however the right to receive or purchase entitlements at the end of tenancies, where stated, will be transferred upon sale.

HOLDOVER

Should the shoot agreement be terminated the syndicate will have a right of Holdover for a period of 3 months for the removal of shoot equipment.

DIRECTIONS AND POSTCODE

The Postcode for The Heath House is ST10 4HA.

However, when approaching The Heath House, please do not follow the SATNAV directions onto the estate. From the village of Upper Tean, head westbound on Hollington Road. After leaving the village in approximately 0.3 of a mile take the first right turn, you will see a brown directional signpost on the road and opposite the Front Lodge and a large blue sign for The Heath House next to the entrance. Follow the drive to the top where you will find The Heath House. What3Words location for the entrance to the Estate: clear.create.swarm

VAT

The Estate has opted to tax for VAT purposes and therefore VAT may be due at the standard rate in addition to any agreed price. However, if the buyer intends to continue to operate the business assets in the same manner as at present and acquires these assets as part of a transfer of a going concern ("TOGC") then VAT

may not be due on the elements of the Estate covered by the TOGC.

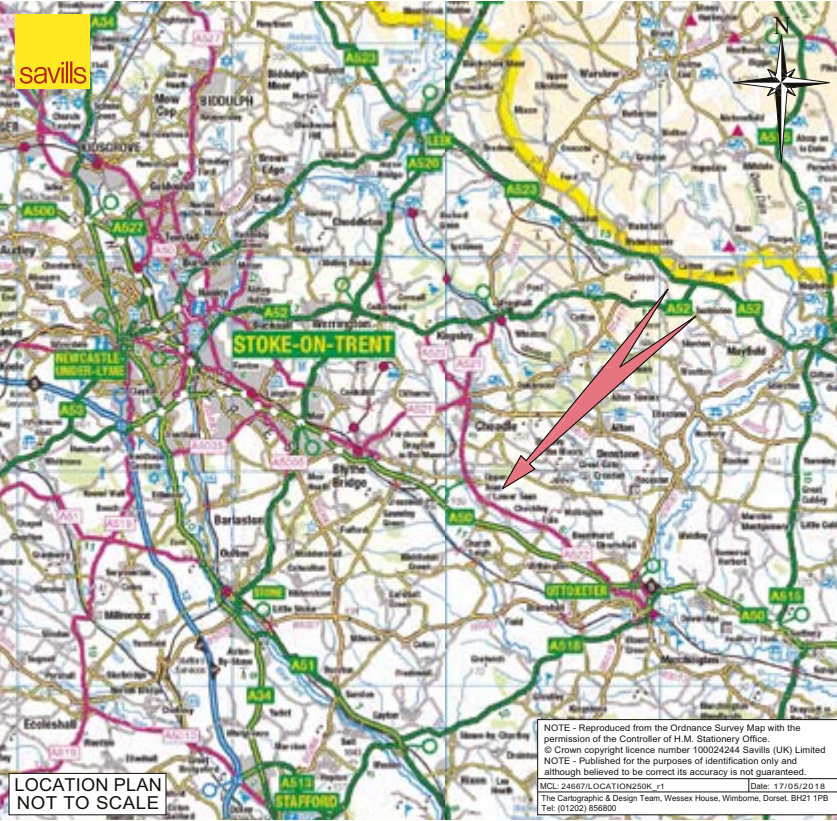
However, the buyer would need to meet all the relevant conditions which would include being registered for VAT and opting to tax before the relevant dates prescribed by VAT legislation. If the buyer does not intend to put the assets to the same business use and does not meet the relevant VAT conditions for a TOGC then it may incur VAT on the proportion of the purchase price in respect of the non-residential parts of the Estate. The buyer should be aware that the Main House and some other residential parts of the Estate are subject to VAT because they are currently used for business purposes. The buyer will need to consider serving a disapplication notice to the Estate if they wish to use these parts for dwellings to avoid VAT.

FIXTURES AND FITTINGS

A schedule of items that could be made available to purchase by separate negotiation can be requested from the selling agent. Buyers should be aware that all residential properties that are let, are unfurnished without white goods and tenants fixtures and fittings are specifically excluded. Let property may benefit from tenants improvements and fixtures which are excluded from the sale. Clarification on any specific items will be provided by the vendors' agents at the appropriate time.

EASEMENTS, COVENANTS, RIGHTS OF WAY AND RESTRICTIONS

The Estate is offered for sale



subject to and with benefit of all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not. There is a footpath across the Estate, but this is well away from the house on Lot 2 and does not affect the privacy enjoyed by The Heath House.

STATUTORY DESIGNATIONS

The Estate does not lie within an Area of Outstanding Natural Beauty (AONB)

The Estate is subject to a number of statutory designations. These primarily include:

NVZ - a part of the northern woodland is in an NVZ. None of the farmland is in an NVZ.

LFA - Part of the estate is classified as being in a Less Favourable Area (Disadvantaged).

VIEWINGS

All viewings must be accompanied and arranged through Savills. In keeping with the nature of the property, we advise that all viewers bring sensible footwear and clothing to view the property and grounds.

By appointment with Savills on 02070 163 784 / 01952 239 500.

HEALTH AND SAFETY

Given the potential hazards of a working farm, viewers should take care and precaution with

regard to their personal safety when viewing the Estate.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Particulars dated: April 2021

Photographs dated: 2019 & 2021

Ref: 180421LC



