



# Hadley House Farm

Yoxall





## Hadley House Farm

Yoxall

Burton upon Trent

DE13 8PF



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An exceptional opportunity to acquire a detached country property in the idyllic rural location of Hadley End, Yoxall.

The property comprises of a substantial two storey Farmhouse and yard, having the benefit of planning permission for two detached Barn Conversions.

For sale by informal tender as a whole or in up to three lots.

Tender Closing Date: 8th March 2024 at 12 noon

### Offers in Excess of

Farmhouse: **£ 680,000**

Barn one for Conversion: **£300,000**

Barn two for Conversion: **£220,000**



Uttoxeter Office - 01889 562 811



Uttoxeter@bagshaws.com







# Hadley House Farm

## Description:

Hadley House Farm is an attractive country property comprising of a two storey farmhouse, occupying a private rural position with a range of outbuildings. The farmhouse has planning for a double storey extension to the rear and requires full modernisation whilst offering an excellent opportunity to create a large family home in a sought after position. The property currently offers accommodation over two floors comprising of a good sized kitchen, boot room, office, study, pantry, living area and dining room, and to the first floor there are three bedrooms, a family bathroom and separate W.C . The property also benefits from a large garden and adjoining paddock to the front extending in total to 1.31 acres or thereabouts including ample parking on the yard to the rear. The farmyard offers a range of brick under tile and steel portal framed buildings which benefit from planning permission for residential conversion into two detached units. The barns benefit from access off the farm drive and will both enjoy having gardens and parking.

## Location:

Hadley House Farm is located in a sought after and picturesque location within the hamlet of Hadley End, Yoxall, which offers local amenities including a quality butchers, artisan bakery and wine store, a stones throw away from the farm. The property is situated north of the Cathedral City of Lichfield which offers further amenities. There are highly thought of schools in the nearby villages of Yoxall and Kings Bromley and excellent secondary schools in nearby Barton under Needwood and Lichfield. Further benefits include great commuter links to the A515, A38 and the M6 Toll Road.

## Planning for the Farmhouse:

The farmhouse has planning for a two storey rear extension and triple garage under planning application number P/2022/01196. This will create a large family kitchen with bifold doors leading out to the garden. On the second floor the extension will create a beautiful master bedroom with a dressing room and en-suite with full length balcony overlooking the countryside. All four bedrooms will have en-suites. There is also planning for a separate brick under tile outbuilding to become a home office, gym and w.c. with further Planning for a triple garage.



# Ground Floor

The current property boasts characterful features benefitting from well proportioned rooms throughout. The sitting room is spacious with a feature fireplace, large sash window looking out to the front of the property with far reaching countryside views.. Leading from the sitting room is an office with UPVC door leading out to the yard area, off the entrance hallway is the dining room with a sash window to the front and feature fireplace. The Kitchen has floor and wall units with mixer tap and sink and cooker point with the benefit of a separate pantry with fitted shelving. Directly off the kitchen is the office with a UPVC window. To the rear of the kitchen is a boot room/utility room with a washing machine point and separate W.C with a door leading out to the yard area.







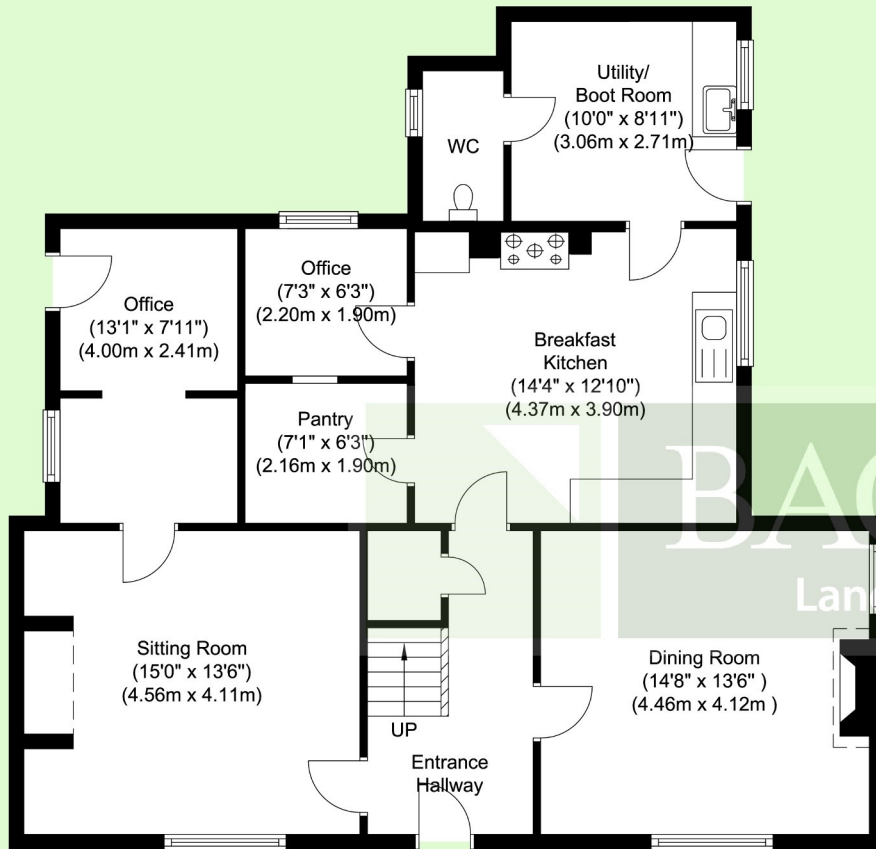
## First Floor

The staircase rises from a spacious hallway to the first floor leading to a light and airy landing area with a large sash window looking out to the front of the property. The master bedroom and two double bedrooms each have their own beautiful views across the garden and beyond. The family bathroom consists of a shower, basin a large airing cupboard housing the boiler. There is a separate W.C next to the bathroom.

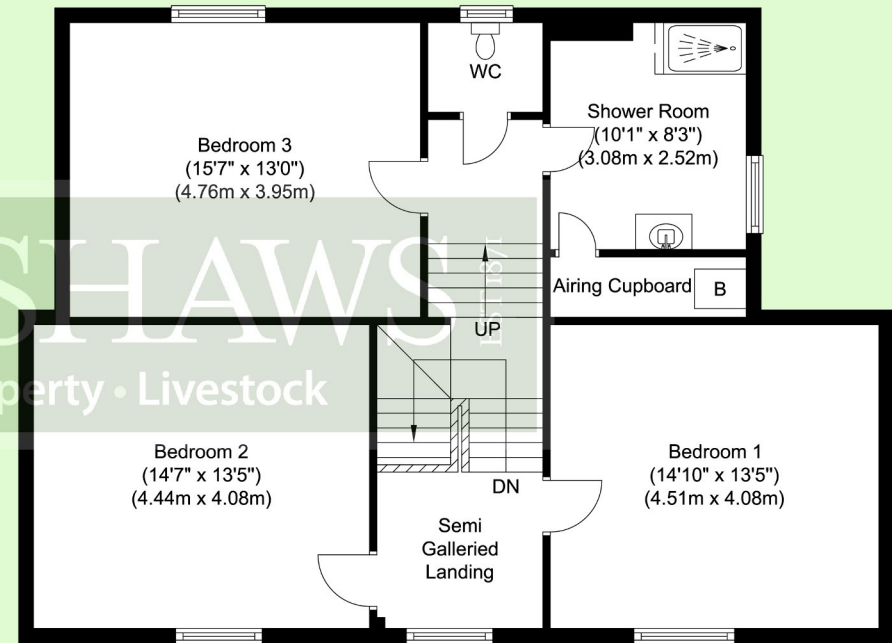




## Ground Floor



## First Floor



# Hadley House Farm, Hadley End, Yoxall, DE13 8PF

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**

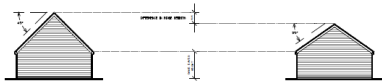




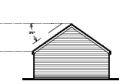
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AMENDED PROPOSED SEE  
WEST ELEVATION TO FARMHOUSE  
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PREVIOUSLY SUBMITTED PROPOSED  
SEE SIDE ELEVATION TO GARAGE  
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AMENDED PROPOSED SEE  
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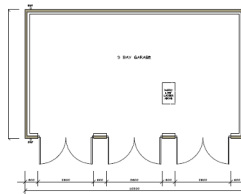


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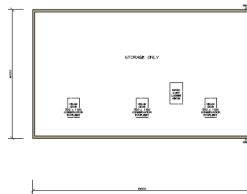
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PROPOSED REAR (SIDE) ELEVATION  
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PROPOSED SIDE (SIDE) ELEVATION  
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PROPOSED GROUND FLOOR PLAN  
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PROPOSED FIRST FLOOR PLAN  
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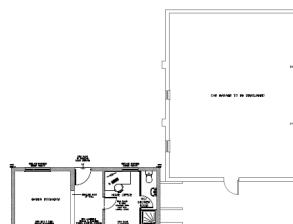
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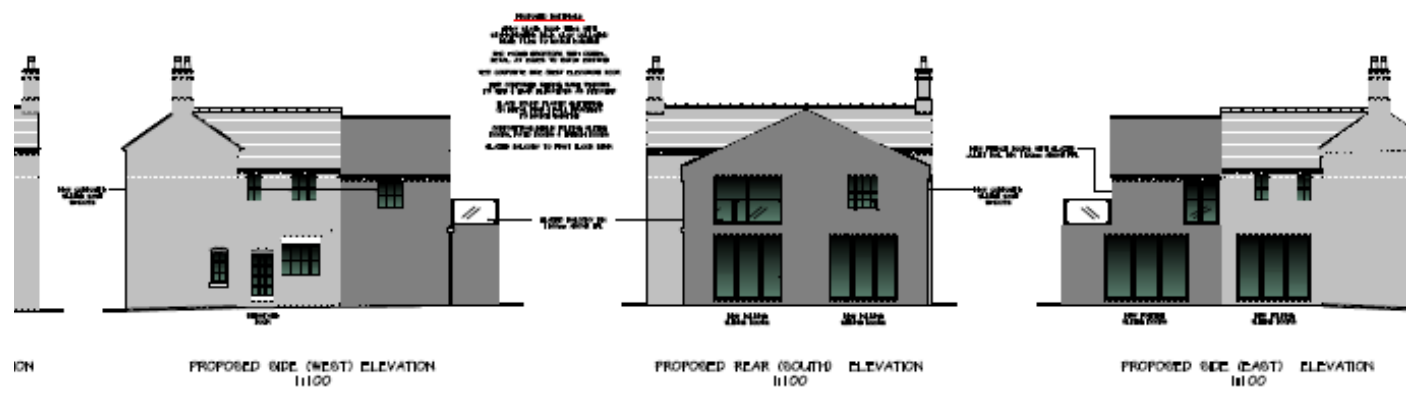
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CHECKED BY: [Name]  
PROJECT: [Name]

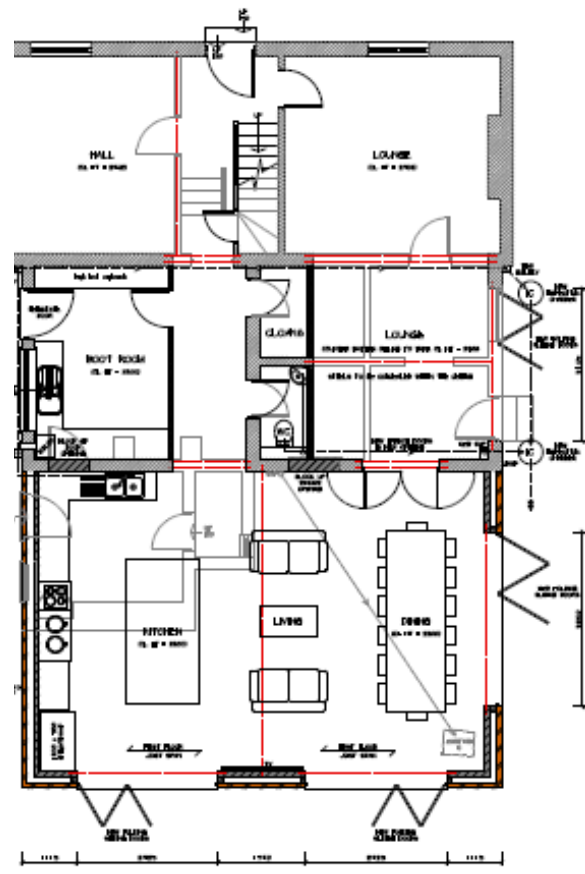
MAKING PL  
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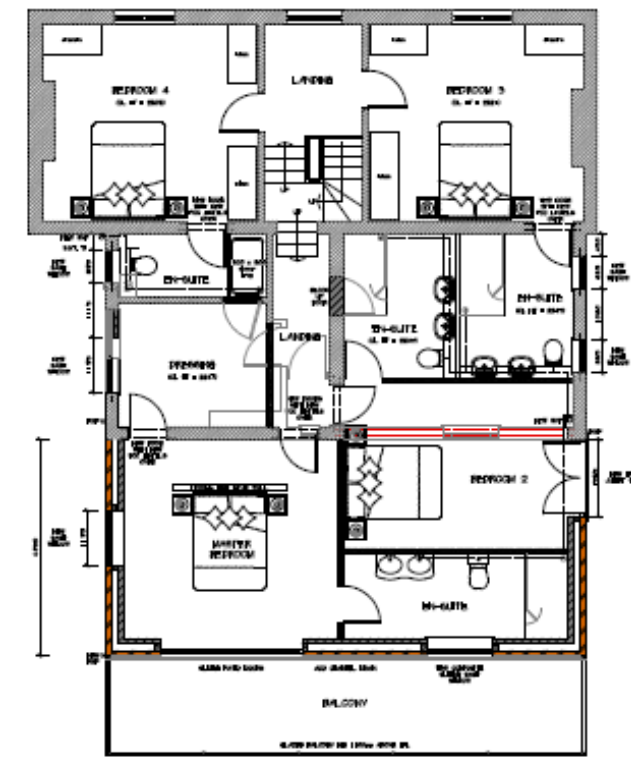
PROPOSED SIDE (WEST) ELEVATION  
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PROPOSED REAR (SOUTH) ELEVATION  
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PROPOSED SIDE (EAST) ELEVATION  
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PROPOSED GROUND FLOOR PLAN  
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PROPOSED FIRST FLOOR PLAN  
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AMENDED  
RECEIVED 29.03.2023



# Barn One

A fantastic opportunity to acquire a large brick under tile two storey barn as well as a further single storey barn which have planning permission under application number P/2022/01196 for the change of use to a detached dwelling. The site extends in total to approximately 0.81 acres and is accessed off the main farm drive into a courtyard area providing ample parking. The property benefits from permission to be converted into a four bedroom dwelling, three with en-suites. A large open plan kitchen, diner and living area, utility room and cinema room. To the upstairs there is a family bathroom and childrens play area along with bedroom four. The whole of the plot extends to 0.82 acres and will provide an excellent parking area as well as a small paddock, which will help create an excellent rural family home.











### **Directions:**

From take Lichfield, the A515 towards Kings Bromley. Proceed through Kings Bromley and Yoxall. On leaving Yoxall take the first left when the road forks at Woodmill Bridge. Proceed to the junction where five roads meet and turn left past Paul Shum Butchers along an Dunstall Lane for approximately 0.2 miles with the property located on your left hand identified by our for sale board.

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### **Money Laundering Regulations:**

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

### **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.

# General Information

### **Services:**

Hadley House Farm currently benefits from mains electricity, mains water, LPG gas and drainage is by way of septic tank. Prospective purchasers must satisfy themselves as to the availability and suitability of these services for the various lots being offered

### **Tenure and Possession:**

The property will be sold freehold with vacant possession upon completion.

### **Rights of Way, Wayleaves and Easements:**

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. It is intended that the drive will be owned by the farmhouse with full rights over it for Barns 1 & 2. There will be a liability for maintenance for each of the Lots. All necessary easements required for services will be allowed for over the property in respect of the adjoining Lots.

### **Fixtures and Fittings:**

Only those referred to in the brochure are included in the sale.

### **Planning:**

The planning permissions referred to above require a number of the existing buildings to be demolished. This will be the responsibility of the purchasers. Full copies of the plans are available from the selling agents.

### **Local Planning Authority**

East Staffordshire Borough Council

### **Council Tax Band – E**

### **EPC – G**

**Method of Sale:** The property is for sale by informal tender, please contact the Uttoxeter office for tender forms. All offers must be received by 8th March 2024 at 12 noon. All tender forms must be returned to [Rebecca.spall@bagshaws.com](mailto:Rebecca.spall@bagshaws.com)

### **Viewings:**

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Uttoxeter Office on 01889 562811 or by email at [uttoxeter@bagshaws.com](mailto:uttoxeter@bagshaws.com).





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