



The Stables, The Oaks

Hadley End, Yoxall



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Hadley End
Yoxall
Staffordshire
DE13 8PP



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An excellent investment opportunity to purchase an Eco Friendly off grid commercial building currently used as a holiday let in the picturesque location of Hadley End, Yoxall. We understand from the vendor that the occupancy rate for the property is between 75% to 80%

Guide Price:

£200,000



Uttoxeter Office - 01889 562811



uttoxeter@bagshaws.com



The Stables

Location:

An excellent investment opportunity to purchase a commercial building currently used as a holiday let in the picturesque location of Hadley End, Yoxall.

Open Plan Kitchen and Living Area:

Large open plan kitchen and living area with feature log burner, quarry tiled floor, floor and wall kitchen units with an integrated oven and hob with beamed ceilings.



Bedroom 1:

A good sized double bedroom with laminate flooring and window

Bedroom 2:

Double bedroom with laminate flooring and window

Shower Room:

Shower room with quarry tiled floor, W/C, Belfast sink basin, shower

Planning for The Stables:

A planning application has been approved for a third bedroom under planning application number P/2024/00204.

Externally:

The property has an undercover patio area as well as a lawned garden.





General Information

Services:

The property is serviced by mains water, private septic tank, LPG and Solar Panels.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

There will be a right of way over the driveway. There are no other rights or way, wayleaves or easements.

Overage Clause:

The property is subject to an overage clause for a period of 25 years at 25% uplift over the base value of the land triggered on the implementation of or disposal of the property with planning permission for conversion to residential use. This was placed on the property when bought by the current vendor in 2017.

Fixtures and Fittings:

The property is to be sold as seen. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority

East Staffordshire Borough Council

Directions:

From Lichfield take 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 half left, sign posted for Hoar Cross Hall Hotel along Maker Lane for approximately 0.5 miles. Take the first left onto Upper Hoar Cross Road, with the property located on your right hand side approximately 100 metres from the junction.

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.

EPC – B

Method of Sale: The property is for sale by private treaty.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



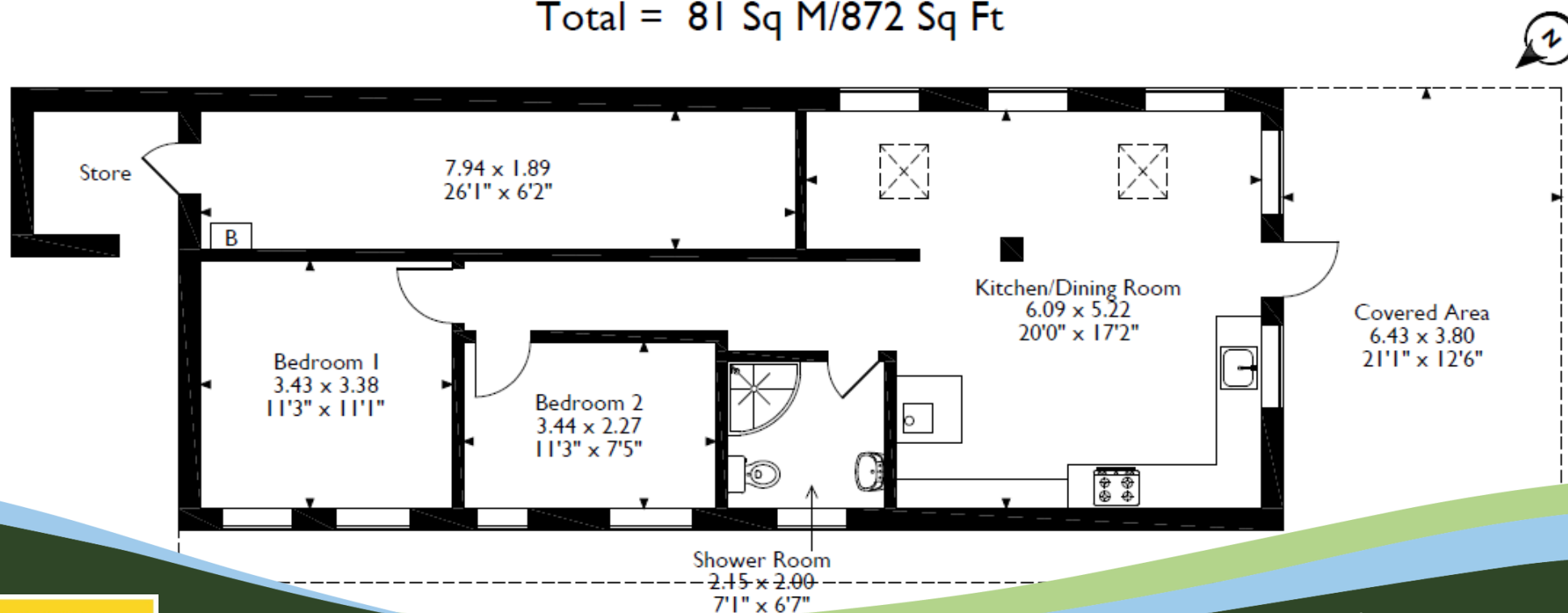
The Stables, The Oaks, Hadley End, Hoar Cross Road, Burton-on-Trent, Staffordshire

Approximate Gross Internal Area

Main House = 78 Sq M/840 Sq Ft

Store = 3 Sq M/32 Sq Ft

Total = 81 Sq M/872 Sq Ft



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