



The Stables, The Oaks Hadley
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The Stables, The Oaks Hadley End

Yoxall

Staffordshire, DE13 8PP



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acre(s)

An excellent investment opportunity to purchase a Eco Friendly off grid commercial building currently used as a holiday let in a picturesque location.

Asking Price

£190,000



Ashbourne - 01335 342201



ashbourne@bagshaws.com

Description

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%. This property would also be an ideal rural office space.

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.

What.3.Words

What.3.Words - ///tinned.mango.marzipan

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.

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 Authority

East Staffordshire Borough Council

Viewing

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

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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.

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