



# Willowbrook Farm

Burton Road, Alrewas



## Willowbrook Farm

Burton Road  
Alrewas  
Burton upon Trent  
DE13 7BA



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14.51ac

A rare opportunity to purchase a unique agricultural holding, which main attributes include;

- Extensive Range of Agricultural Buildings
  - 3 Bedroomed Farmhouse
  - 2 Bedroomed Annexe
- Approximately 12.65 acres (5.120 hectares) of Pastureland
- Fishing along the River Trent

**Guide Price: £800,000 - £850,000**



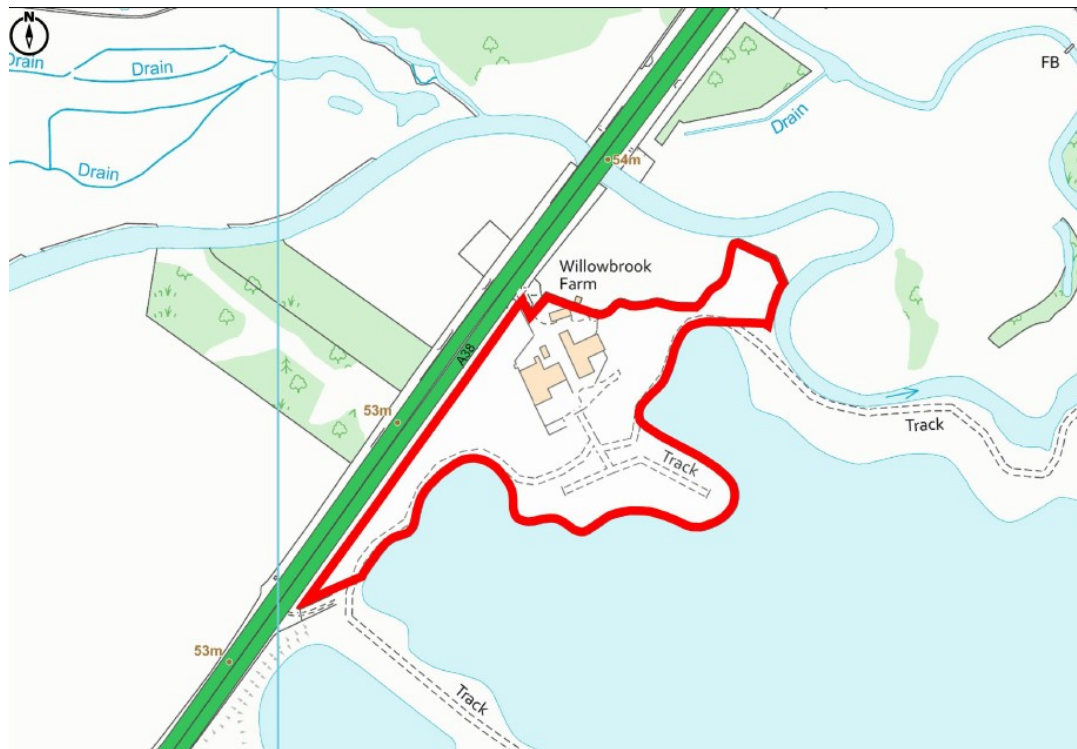
Ashbourne Office—01332 342201



ashbourne@bagshaws.com







**Location:**

Willowbrook Farm is situated off Burton Road (A38), to the North-East of the village of Alrewas, near Burton on Trent, Staffordshire. The property is located approximately 7.4 miles South-West of the town of Burton on Trent, 6 miles North-East of the city of Lichfield and approximately 9.6 miles North of Tamworth.

The property is rurally located whilst being adjacent to the A38, which provides excellent road network links to the town of Burton on Trent and the city of Lichfield, where further road and rail networks can be found, providing a regular service to London Euston and Birmingham New Street Station.

**Directions:**

From Burton upon Trent pick up the A38 towards Lichfield. Continue South passing Barton Business Park on the left and Hi-Range Vehicle Dealership with the farm entrance lying just over the river, first entrance on the left.

Potential viewers be aware - Care is needed to enter and exit the property.

**What.3.Words** - [///physics.trend.corrode](http://physics.trend.corrode)

**Land:**

The land at Willow Brook Farm comprises a single block of pastureland with frontages onto the river Trent and adjoining lake to the rear. The land extends in total to approximately 12.65 acres (5.120 hectares), accessed directly off the farmyard and classified as Grade 4 under the MAFF Agricultural Land Classification scheme having been used for grazing and mowing purposes. It is understood that the land is situated within Flood Zone 3 and therefore has a high probability of flooding.

**Services:**

The property benefits from mains gas, water and electricity. The residences also benefit from private drainage by way of a septic tank.

**Method of Sale:**

The property is for sale by private treaty.

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

The property is crossed by a public footpath , Alrewas (3a).

Rights are reserved by a previous owner for the benefit of land adjoining. Further detail can be found in our Information Pack which is available to interested parties upon request.

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.

### **Sporting, Fishing, Timber and Mineral Rights:**

The mineral rights are excepted from the sale. The sale includes all timber rights, as far as they exist on the property.

It is believed fishing rights are available on parts of the property. Further detail can be found in our Information Pack, which is available to interested parties upon request.

### **Overage and Restrictive Covenants:**

The property is subject to restrictive covenants and the land under title SF629711 is subject to an overage clause with a remaining period of 13 years at a 50% uplift over the agricultural value, triggered on grant of planning permission.

Further detail can be found in our Information Pack, which is available to interested parties upon request.

### **Fixtures and Fittings:**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### **Local Authority:**

Lichfield District Council, 20 Frog Lane, Lichfield, WS13 6HP T: 01543 308000

### **Solicitors:**

Ansons Solicitors

St Mary's Chambers, 5-7 Breadmarket Street, Lichfield, WS13 6LQ T: 01543 263456

### **Tenure and Possession:**

The property is sold freehold with vacant possession upon completion.

### **Viewings:**

Strictly by appointment only through the sole selling agents of Bagshaws. Please contact the Ashbourne office on 01332 342201 or by email at [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com).

### **Money Laundering Regulations:**

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 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.

# Willowbrook Farmhouse

A semi-detached 3 bedroomed dormer bungalow style farmhouse, which offers practical accommodation, with excellent potential for enhancement or reconfiguration to incorporate the attached annex, Willowbrook Farm Cottage, to form a large family home. At present the farmhouse accommodation includes:

## **Conservatory:**

With quarry tiled floor, mains gas boiler, UPVC double glazed window, fitted cupboards, flat roof.

## **Kitchen/Diner:**

With double drainer sink, terrazzo floor, open fire with tile surround.

## **Living Room:**

With open fire, UPVC double glazed picture window, patio door and sliding doors into dining room.

## **Dining Room:**

Dining room with large UPVC double glazed picture window.

## **Office/Sitting Room:**

Office/Sitting room to rear with UPVC double glazed window.

## **Bedroom 1:**

Large double bedroom with sloping ceiling to the side.

## **Bedroom 2:**

Rear single bedroom with storage in the eaves..

## **Bathroom:**

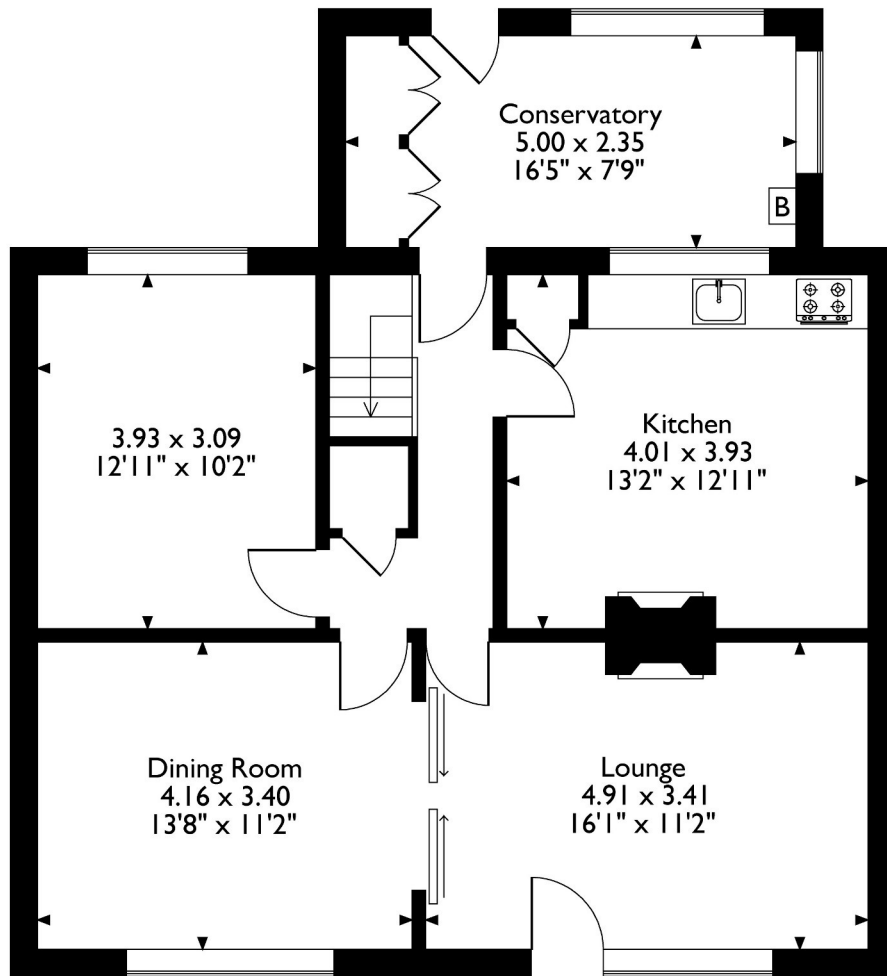
Family bathroom with large shower, bath, W/C, basin with door through to second dwelling.

## **EPC Rating: E**

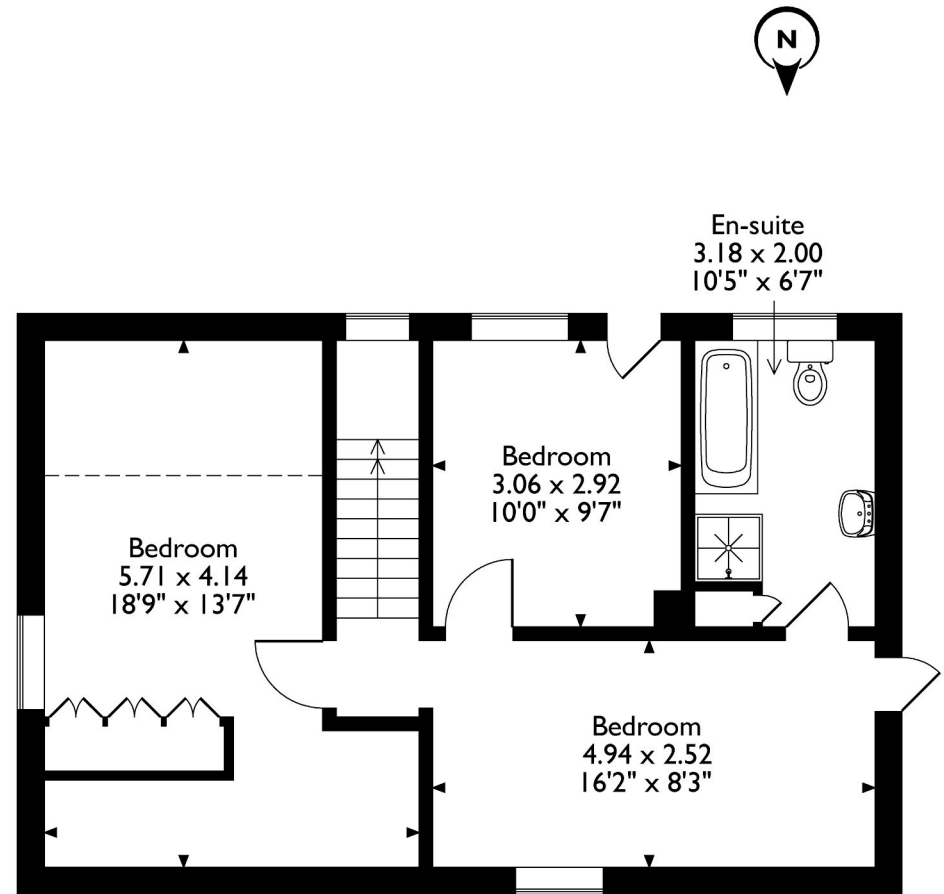
## **Council Tax Band: C**



Willowbrook Farm  
Approximate Gross Internal Area  
133 Sq M/1431 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.







# Willowbrook Farm Cottage

A two storey self contained annex adjoins the main farmhouse and boasts some well proportioned accommodation over two storeys, which includes:

**Kitchen:**

Fitted floor and wall units and tiled splashback.

**Sitting Room:**

With quarry tiled flooring

**Dining Room:**

With open fire and tiled surround

**Conservatory**

Single glazed wooden framed, over a dwarf brick wall.

**Bedroom 1:**

Double bedroom

**Bedroom 2:**

Large double bedroom with storage space in the eaves.

**Bathroom:**

W/C, basin, bath, shower, tiled walls and floor.

**EPC Rating: E**

**Council Tax Band: B**



# Externally:

Externally the farmhouse and annexe benefit from well kept gardens, predominantly laid to lawn, which surround on three sides. The yard and farm buildings sit to the south east and the circa 12.65 acres (5.120 hectares) of pastureland extend around the yard to where they meet the neighbouring lake.

With reference to the aerial plan on the next page, the buildings are scheduled as follows;

Number	Description	GIA (Sq Ft)	Number	Description	GIA (Sq ft)
1	Eight bay steel portal framed shed, feed troughs and rails to side.	6888	7	Ten bay steel portal framed grain and machinery store with two bay workshop	4776
2	Five bay steel portal framed lean to off building one.	3246	8	Seven bay lean to off building seven	2450
3	Workshop lean to off building one	702	9	Four bay straw shed	1177
4	Four bay Atcost shed	2788	10	Four bay steel portal framed store shed	1984
5	Lean to off building four, cattle feed area, feed fence to front	1201	11	Toilet block to the side of building ten, two showers, W/C, basin and electric hook ups nearby, all in connection with previous caravan site.	178
6	Eight bay steel portal framed silage clamp, concrete floor	1901	12	Two bay building used for kennels	718







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