



Barn Two, Hadley End
Burton-On-Trent

Barn Two, Hadley End

Burton-On-Trent

DE13 8PF



3



1



2



G



2.56
acre(s)

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. Barn Two is of steel portal frame construction being on the South Western elevation of the farmyard with open views over the surrounding countryside.

£220,000



Ashbourne - 01335 342201



ashbourne@bagshaws.com

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.

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.

What.3.Words

What.3.Words— //observer. foam.static

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.

Barn Two

Barn two is a former steel portal framed cattle shed which benefits from planning permission under application number P/2022/01 195 to be converted to a single storey three bedroom dwelling. There will be a separate bathroom, snug, utility room and open plan kitchen/ dining and living area with dual aspect bifold doors. The master will benefit from an en-suite and dressing room. The whole plot for Barn Two extends to 0.43 acres with views over the surrounding countryside. This presents an excellent opportunity to develop a modern, well located home with rural aspects but close to communication networks.

Planning

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

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.

Tenure and Possession

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

Local Authority

East Staffordshire Borough Council

Viewing

Strictly by appointment only through the sole selling agents Bagshaw.

Solicitor

Zoe Romain of Smith Partnership

Method of Sale

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.

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.

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.



Vine House Church Street, Ashbourne, Derbyshire, DE61AE

T: 01335 342201

E: ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne 01335 342201

Bakewell 01629 812777

Buxton 01298 27524

Leek 01538 383344

Penkridge 01785 716600

Uttoxeter 01889 562811

