



# Green Farm

Chorley , Lichfield





## Green Farm

Lower Lane

Chorley

Lichfield

WS13 8DD



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TBC



4.02

Available to purchase on the open market for the first time in 40 years, Green Farm at Lower Lane, Chorley has an abundance of potential.

The smallholding sits within the heart of the beautiful and highly sought after village of Chorley, close to the special area of conservation, Cannock Chase and the Cathedral City of Lichfield, which has commuting links to Birmingham and London.

Located opposite the village green in the centre of Chorley village, the farmhouse and adjoining brick under tile barns present a blank canvas to create the perfect family home, subject to obtaining the necessary planning consents. Along with three agricultural barns and all set in approximately 4.02 acres (1.63 hectares) of pastureland. Green Farm presents a rare opportunity to bring a much loved property back to life.

The property is offered for sale by Public Auction at 3.00pm on Monday 24th March 2025 at the Agricultural Business Centre, Bakewell, DE45 1AH.

### Auction Guide Price:

**£850,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)



# The Farmhouse & Stables

The Farmhouse is a beautiful brick under tile property in need of complete renovation. It currently consists of a kitchen and utility area with rear entrance, dining room, living room with front door and stairs leading to the first floor with two double bedrooms and a bathroom.

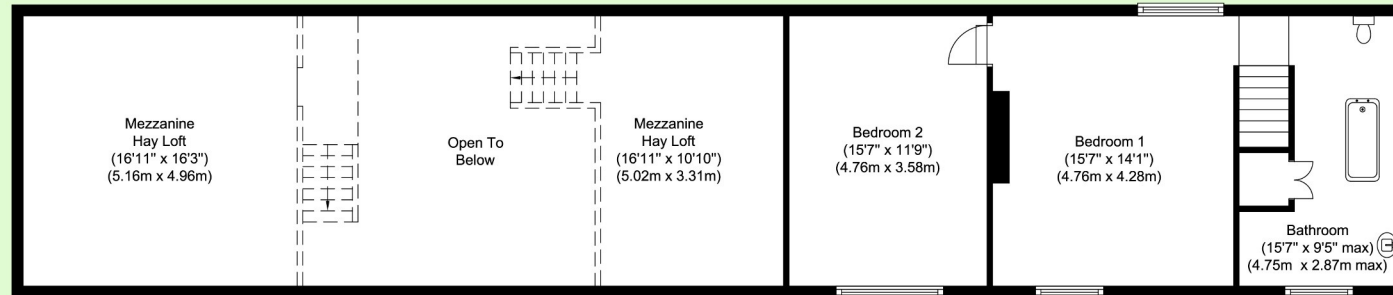
The majority of the rooms have dual aspect windows with an abundance of original features still in place.

Immediately adjoining the farmhouse are several stables, workshops and store rooms, originally used in conjunction with the farm and still containing many characteristics of its historic past. The feature wooden stable doors open into store rooms with vaulted ceilings, two mezzanine haylofts and additional rooms, which subject to obtaining the correct planning consents, could form part of the farmhouse to make a large family home.

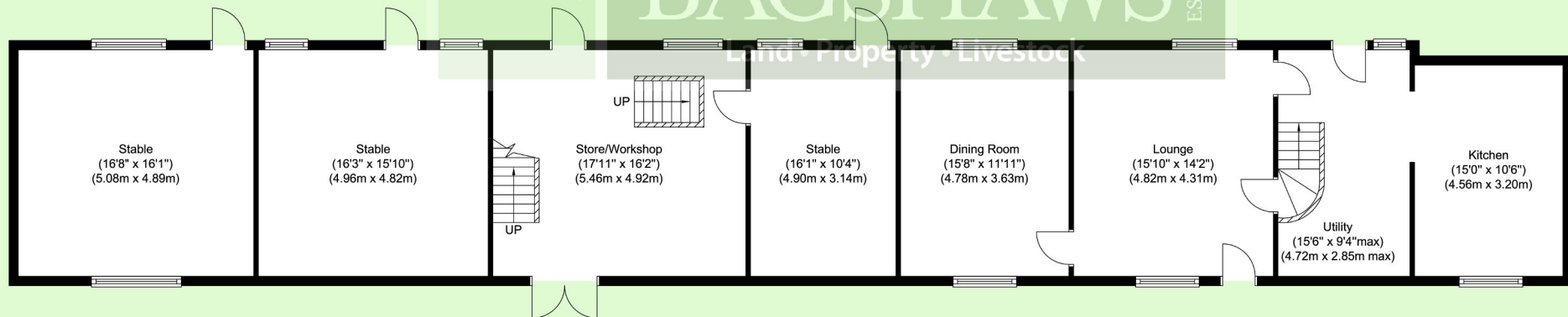




## First Floor



## Ground Floor



## Green Farm, Lower Lane, Chorley, Lichfield WS13 8DD

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**



# The Barns

Barn One is a metal framed workshop / agricultural store with corrugated metal sides, an asbestos roof and secure sliding doors to the front, it also benefits from an electrical connection.

Barn Two is the former farm dairy building, being of brick under asbestos roof construction with two internal smaller store rooms to the front and another separate store to the rear. The barn is in good condition and benefits from connections to electricity and water.

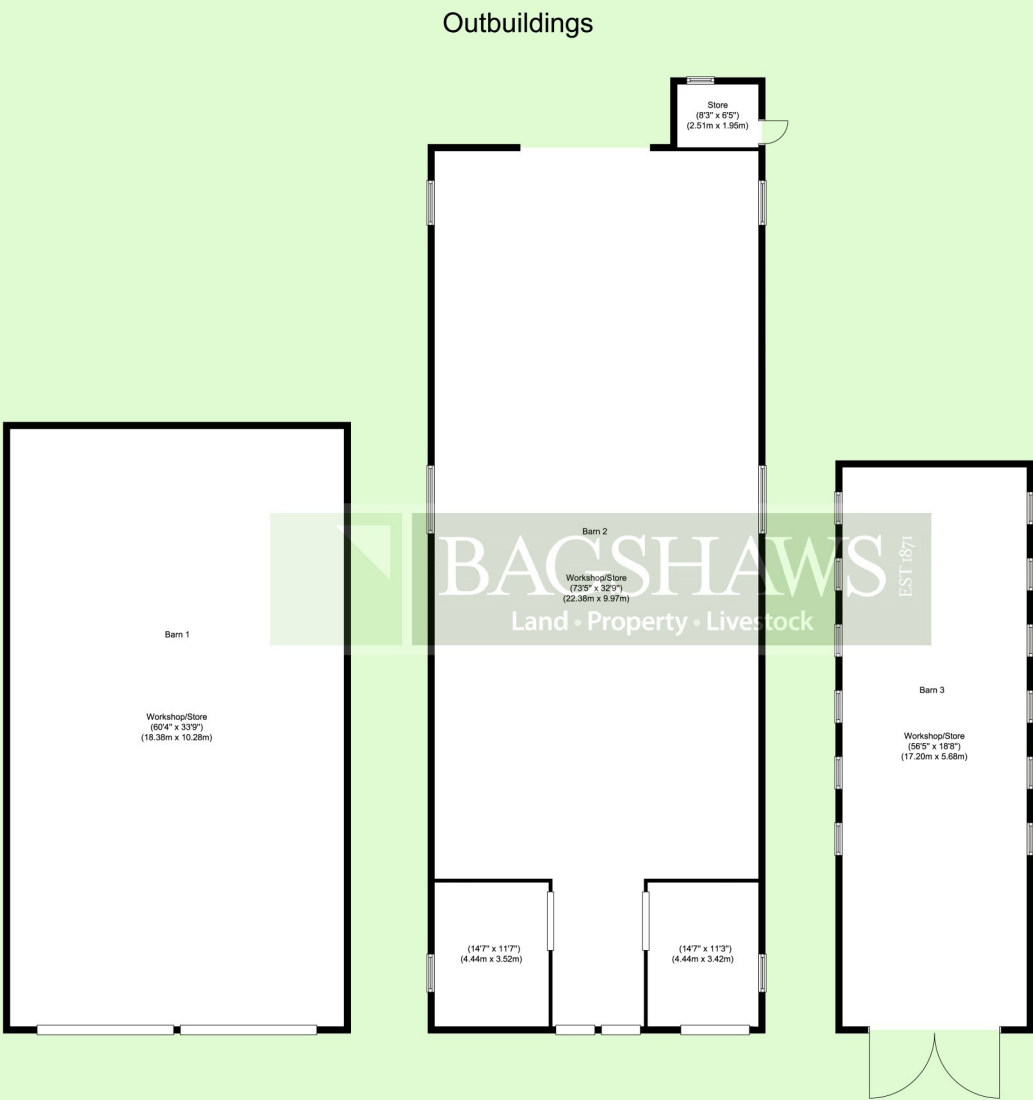
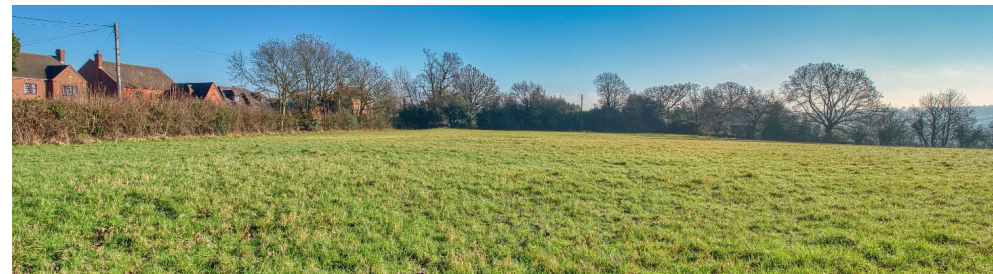
Barn Three is set back in the yard area and is of corrugated iron and asbestos roof construction with doors to the front and an electrical connection.

# Land

The pastureland immediately adjoins the yard area and has previously been used for hay or silage production or the grazing of livestock and horses. There is 4.02 Acres (1.63 Ha) of pastureland or thereabouts, which is bounded by mature hedgerows and stock proof fencing with picturesque views over the undulating countryside towards Lichfield. The land is crossed by an electricity line and the septic tank for the property is located at the bottom of the field.

# Building Plot

Immediately to the west of the farmhouse and with access on to the village green, is a small plot of land which may be suitable as a potential new build residential plot. This would be subject to the necessary planning permissions being applied for and no advice has been taken in this regard by the owners of Green Farm.



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Assessments First



# General Information

## Directions:

From the Eastern Avenue traffic lights in Lichfield, follow the A51 heading south before taking the 2nd right turn onto Abnalls Lane. Continue for along Abnalls Lane, taking the 1st right hand turn on Dark Lane, signposted for Chorley. Continue for one and a half miles until you enter Chorley village. Green Farm is located on the left as indicated by our 'For Sale' board.

## Services:

There are mains water and electricity connections to the property, with private drainage by way of a septic tank. There is a gas tank behind the barn one. There is also electrical connections to all barns, workshop/store and stables. Prospective purchasers must satisfy themselves as to the availability and suitability of any other services.

## Tenure and Possession:

The property is sold freehold with vacant possession.

## Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is crossed by an electricity line and a Wayleave is in place for this.

## 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 Planning Authority:

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

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

## Council Tax Band:

The property is not currently registered under a council tax band but has previously been a Band E. The property will need to be re-registered with Lichfield District Council.

## EPC: TBC

## Method of Sale:

The property is offered for sale by Public Auction at 3.00pm on Monday 24th March 2025 at the Agricultural Business Centre, Bakewell, DE45 1AH.

## Solicitors:

Ansons Solicitors, 5 Breadmarket Street, Lichfield, WS13 6LQ

Phone: 01543 263456

## Overage Clause:

The Farmhouse and Stables are not being sold subject to an overage clause.

The standalone agricultural barns and the potential building plot will be subject to an overage clause in regards to residential development for a period of 30 years at an uplift of 30% of the increase in value as a result of planning permission for non-agricultural and non-equestrian development being gained.

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Parking:

Parking is currently on the Driveway.



### **Money Laundering Regulations 2017:**

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

### **Deposits and Completion:**

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500 + VAT (£600 inc. VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

### **Conditions of Sale:**

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

### **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.







Approximate Property Boundary



Vine House, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

[www.bagshaws.com](http://www.bagshaws.com)

In partnership with Bury and Hilton

#### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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