



Rockcliffe Farm, Hollington

Rockcliffe Farm

Hollington

Stoke on Trent

Staffordshire

ST10 4HS



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21.71 ac

Positioned in an attractive and desirable rural location, Rockcliffe Farm offers an excellent opportunity to acquire a unique rural property. It includes a detached farmhouse for full renovation, two steel portal frame buildings, one stone barn and a small area of woodland - set within 21.71 acres (8.785 hectares)

Available as a whole or in up to 4 lots.

Lot 1: Farmhouse, woodland and surrounding pasture land approximately 5.81 acres **Guide Price: £575,000**

Lot 2: Stone Barn, part of the yard area, pasture land , approximately 2.78 acres **Guide Price £200,000—£230,000.**

Lot 3: Pasture land with small area of woodland, approximately 10.76 acres **Guide Price £100,000-£120,000**

Lot 4: Pasture Land at Fir Bob Lane, approximately 1.86 acres **Guide Price: offers in excess of £40,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





Location

Rockcliffe Farm is situated in the village of Hollington, Staffordshire. The farmhouse sits in a well presented location away from the road and is accessed via a stone track. Although in a rural location, Rockcliffe farm is close to local amenities being 6.5 miles from the town of Uttoxeter, 3.9 miles from the town of Cheadle and 12.3 miles from the city of Stoke on Trent. The property is close to good road networks being a short drive away from the A50.

Directions

From Uttoxeter, take the B5030 Rocester Road heading north towards Rocester. At the first roundabout at JCB World Headquarters, take the first exit on to Station Road heading up the hill past the factory on the right hand side. The lane turns into Hollington Road, keep following it for approximately 2.5 miles until you enter the village of Hollington. In the village at the crossroads, take the right turn on to Main Road and Rockcliffe Farm is approximately 0.6 miles further up the road on the right hand side as denoted by our "For Sale" board.

What3Words: [///resolves.cluttered.recently](https://what3words.com/resolves.cluttered.recently)

Lot 1 - Rockcliffe Farmhouse

Rockcliffe Farm is an attractive stone built farmhouse set in an elevated position on the edge of the charming village of Hollington. The farmhouse is a double storey building with an extension to the rear and requires full modernisation whilst offering an excellent opportunity to create a beautiful family home in a sought after position.

The property currently offers accommodation comprising of a kitchen, utility room, dining room and sitting room; and to the first floor there are three bedrooms and a family bathroom. The property benefits from garden area and set of brick outbuildings. Immediately to the rear of the farmhouse is a steel portal framed building with a concrete base.

In addition to the farmhouse and building, to the front of the farmhouse either side of the main driveway is 5.81 acres of permanent pasture of south facing slightly sloping ground. An amenity area of mixed woodland can be found to the rear of the property.





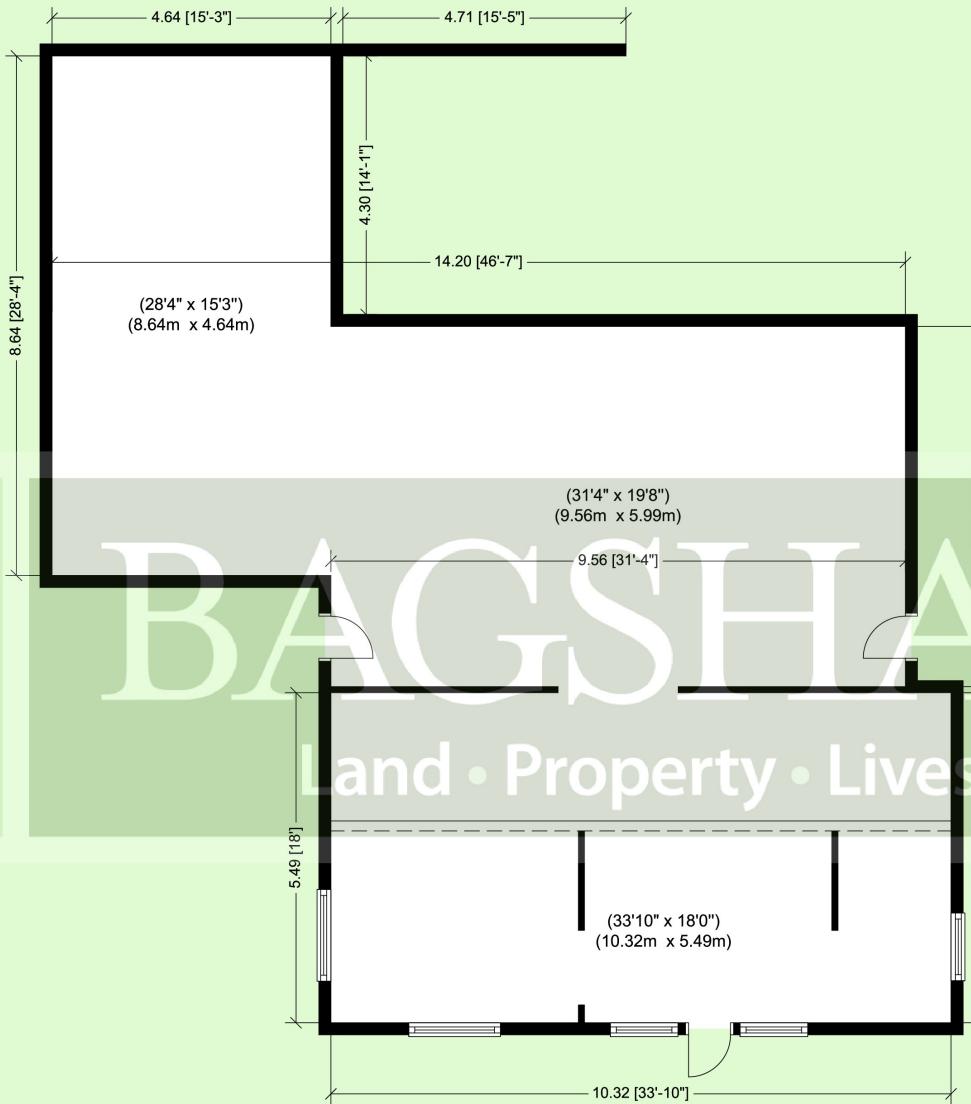
Rockcliffe Farm, Main Road, Hollington ST10 4HS

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

Barn 2

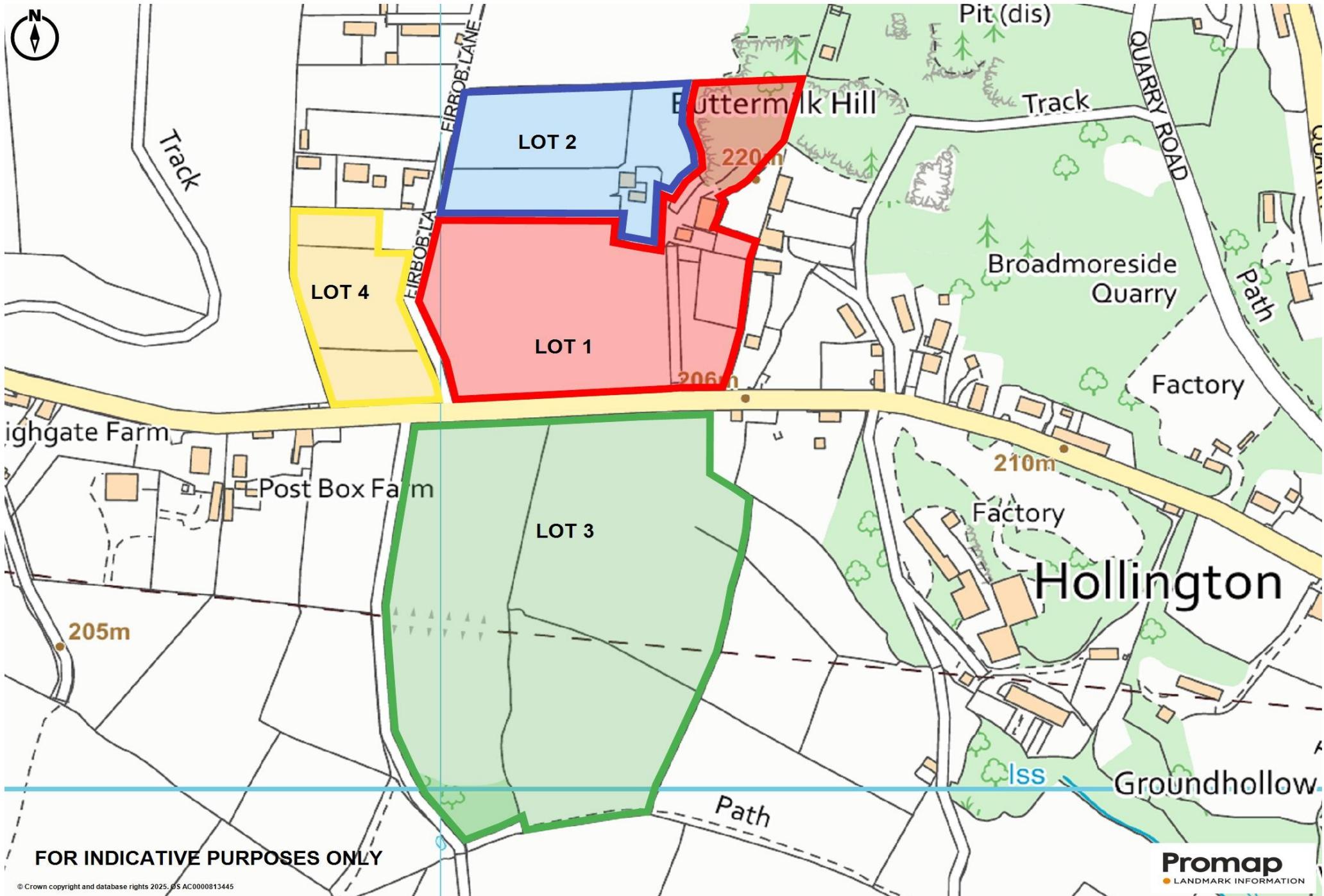


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Assessments First







Lot 2—Stone Barn

A fantastic opportunity to acquire a stone built single storey barn which has planning permission under application number DET/2025/0034 for a change of use to a detached residential dwelling. The site is accessed off the main farm access track and leads around to its own elevated position with ample car parking.

The property benefits from permission to be converted into a three bedroom dwelling with one ensuite. A large open plan kitchen, diner and living area as well as a utility room and study complete the proposed layout.

In addition to this a garden area from the former yard attached to the barn is also included in the sale, along with a large paddock extending to 2.78 acres.



Lot 3

Lot Three is a block of three fields which sit opposite the farmhouse at Rockcliffe Farm on the southern side of Main Road, Hollington. The fields are laid to permanent pasture and are approximately 10.761 acres (4.355 hectares) in total.

The previous use has been mainly for the purpose of sheep and cattle grazing as well as the making of hay and silage.

The land is classified as Grade 4 and is situated within a Nitrate Vulnerable Zone. We understand there is a separate water meter and trough available to Lot 3.

The land is crossed by a public footpath.



Lot 4

Lot Four is a block of three fields adjacent to Fir Bob Lane with direct road access from Main Road, Hollington. They are also laid to permanent pasture and are approximately 1.86 acres (0.75 hectares) in size.

The previous use has been for the purpose of grazing of horses and ponies and the smaller paddock areas are suitable for this continued use.

The land is classified as Grade 4 and is situated within a Nitrate Vulnerable Zone.



General Information

Tenure and Possession - The property is being sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements - The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand that a public footpath crosses Lot 3

Viewings - Strictly by appointment through the Ashbourne Office of Bagshaws.

EPC - G Council Tax Band - E Local Authority - Staffordshire Moorlands District Council

Method of Sale - The property is for sale by Informal Tender, with the closing date for all tender forms to be submitted being **Wednesday 11th March 2026**. All tenders must be received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by **Wednesday 11th March 2026** at 12 Noon.

It should be noted that the vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the seller's absolute discretion.

To request a tender form, please contact the selling agent.

Services - The farmhouse is connected to a mains water, electricity and drainage. The farmhouse was heated using an old Rayburn and an open fire back boiler but these are now in disrepair so a new heating system will need to be installed. There is no mains gas available at the property.

The Stone Barn has connections available to both mains water and electricity but new meters will need to be installed to separate them from the farmhouse. A connection to the mains drainage would need to be secured from the local supplier, Severn Trent Water.

There is a separate mains water supply to Lot 3. Prospective purchasers must satisfy themselves of the availability and suitability of all these services.

Planning - Copies of the planning permission referred to above is available in full from the selling agents

Money Laundering Regulations - Due to recent changes in legislation, 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.

Solicitors-TBC

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.

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.

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.

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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