



Freasley House, Freasley,  
Tamworth, Staffordshire, B78 2EY

HOWKINS &  
HARRISON



# Freasley House, Freasley, Tamworth, Staffordshire B78 2EY

A unique opportunity to acquire a freehold residential property with a range of former farm buildings with development potential for residential or commercial. Together with a five bedroom detached period property with landscaped gardens and ring-fenced pastureland conveniently situated in the Staffordshire countryside.

Freasley House is set within grounds extending to 6.78 acres of thereabouts of formal gardens, traditional brick farm buildings and pastureland.

## Situation

The property is situated off Freasley Common approximately 2 miles south of Dordon village which offers a range of everyday amenities including a school, village shop and public house. Tamworth Town Centre is approximately 2 miles to the west with Birmingham being 16 miles to the south west.

The property offers excellent road links with Junction 10 of the M42 situated approximately 0.9 miles north, Junction T4 of the M6 Toll is a further 8.5 miles beyond. London can be reached by a direct train service from Nuneaton in around an hour and Tamworth in an hour and a half. The location of the property is shown in greater detail on the site plan.







## Description

Freasley House comprises a detached property with a range of block and brick farm buildings set in a total of 6.78 acres of formal gardens, woodland and pasture land.

The property, detailed on the attached plan, is an attractive period property of red brick construction set in mature gardens with spacious living areas.

The measurements for the dwelling are shown on the floor plan and include the following:

- Entrance hall
- Sitting Room
- Dining Room
- 'Long Room'
- Kitchen onto Breakfast Room
- Laundry Room and Pantry
- Master Bedroom with Ensuite
- Bedroom 2 with Ensuite
- Bedroom 3
- Bedroom 4
- Bathroom with separate Shower Room
- Bedroom 5
- Games Room

The garden and grounds wrap around the property with the land to the north and east and extend to 2.88 acres.

The gardens have been landscaped and consist of a range of mature shrubs and trees including fruit trees and a vegetable patch.

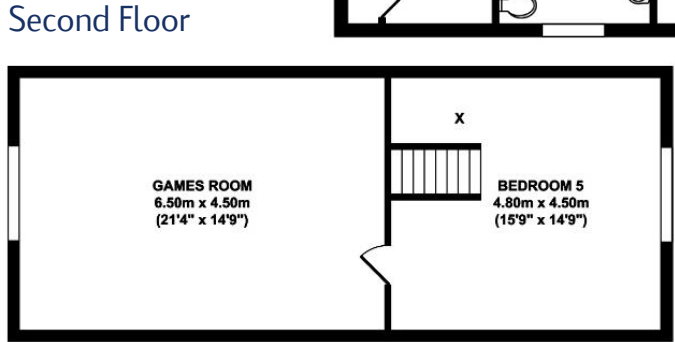
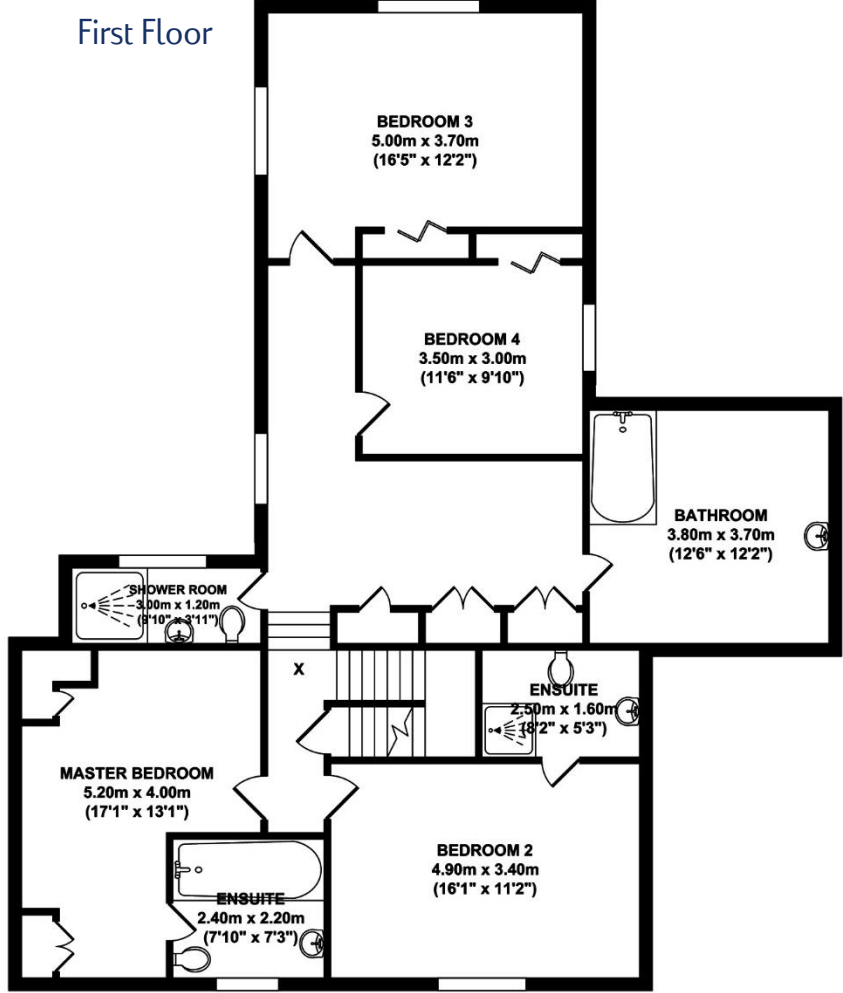
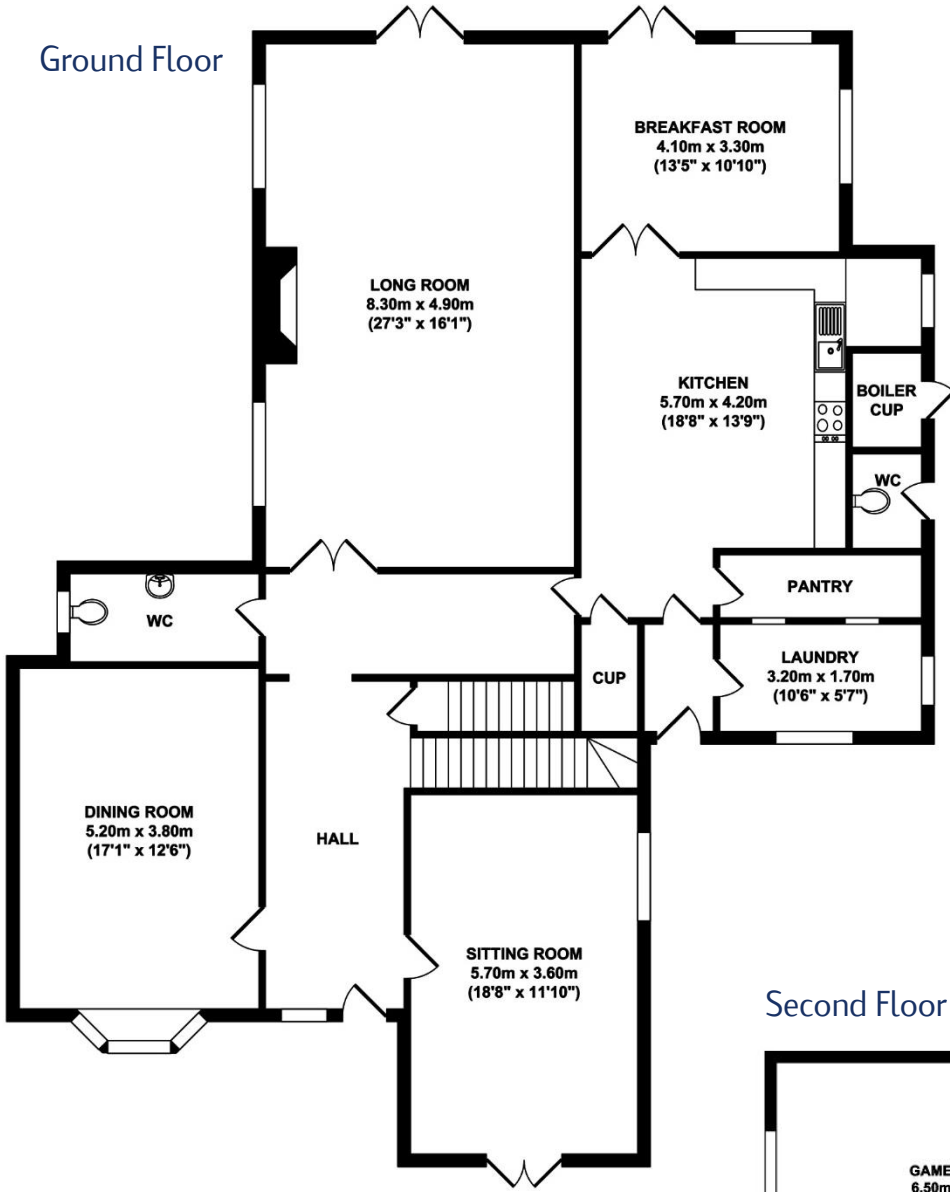
Within the grounds there is a garden room with water and electricity connected creating an ideal outdoor entertainment space.

Freasley House comprises a detached four bedroom period property. With a range of block and brick farm buildings, and approximately 13.85 acres of ring-fenced arable farmland. The site together with the buildings offers excellent scope for redevelopment for residential use.

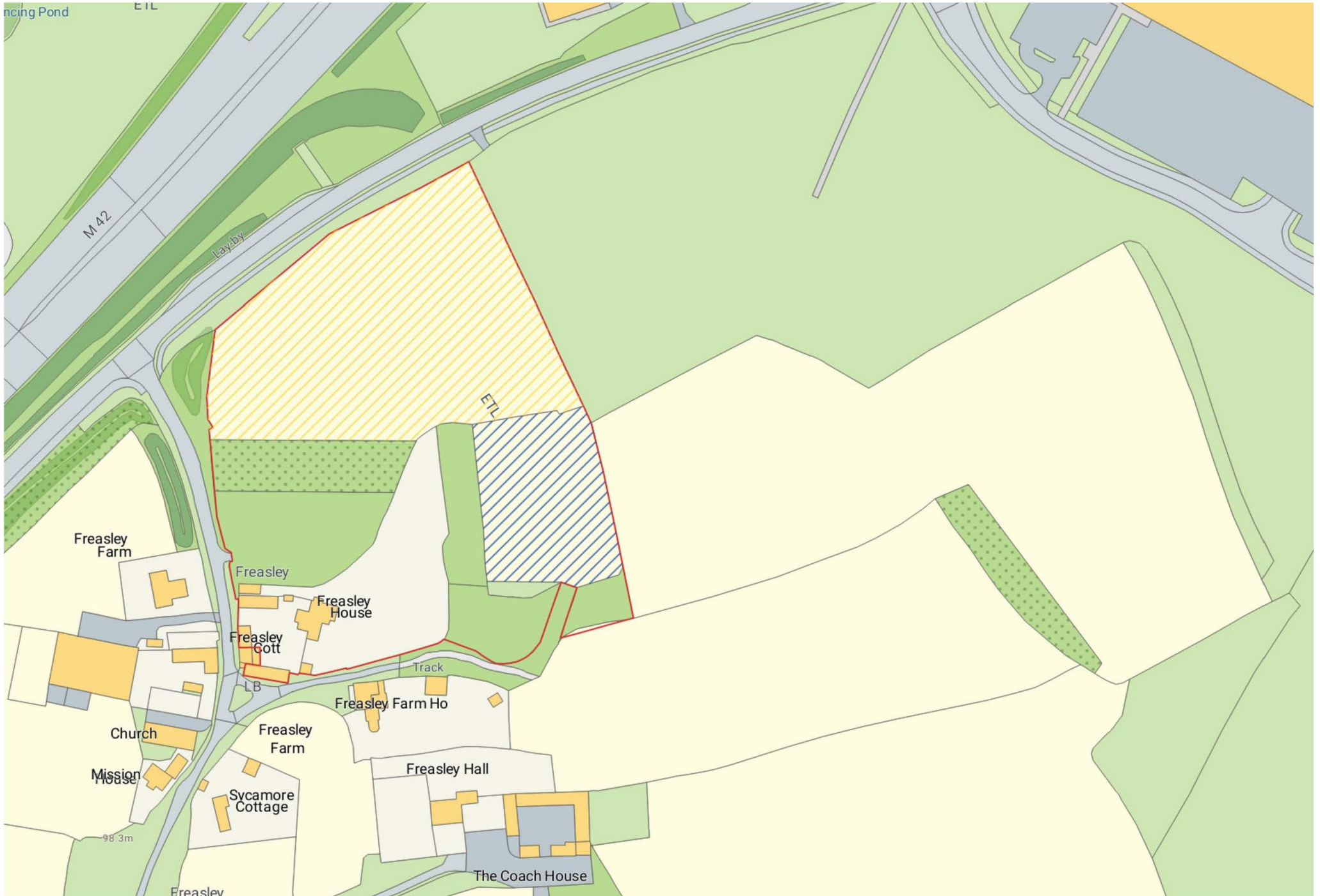




Floor Plan Freasley House, Freasley, Staffordshire











## The Land

The range of block and brick farm buildings border the garden to three sides and include stables, a garage with first floor games room and traditional brick former cart house.

The pasture land is split into two paddocks to a total of 3.90 acres.

- Paddock one consists of 0.95 acres of ring fenced pastureland to the north east of the property accessed from the properties formal gardens.
- Paddock two is a 2.95 acre ring fenced paddock located north of the property, this paddock has direct road frontage off Freasley Common and can also be accessed from the garden.

The land is bordered by mature hedgerows and post and rail fencing. The vendors are open to discussion on paddock two and may sell separately if not sold with Freasley House.

For identification purposes paddock one is hatched blue and paddock two is hatched yellow.

## General Information Tenure & Possession

The property is freehold and vacant possession will be given upon completion.

## Overage

Paddock two will be sold with a development clawback based on 50% of the uplift in value for a period of 30 years for any non-agricultural or non-equestrian use on the buildings or land.

## Council Tax Band

The property is in council tax band G.



## Services

The property benefits from mains water, electricity, and sewage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy, and availability of the aforementioned services.

## Wayleaves, easements and rights of way

The property is sold subject to and with the benefit of all rights, including rights of way whether public or private whether referred to or not.

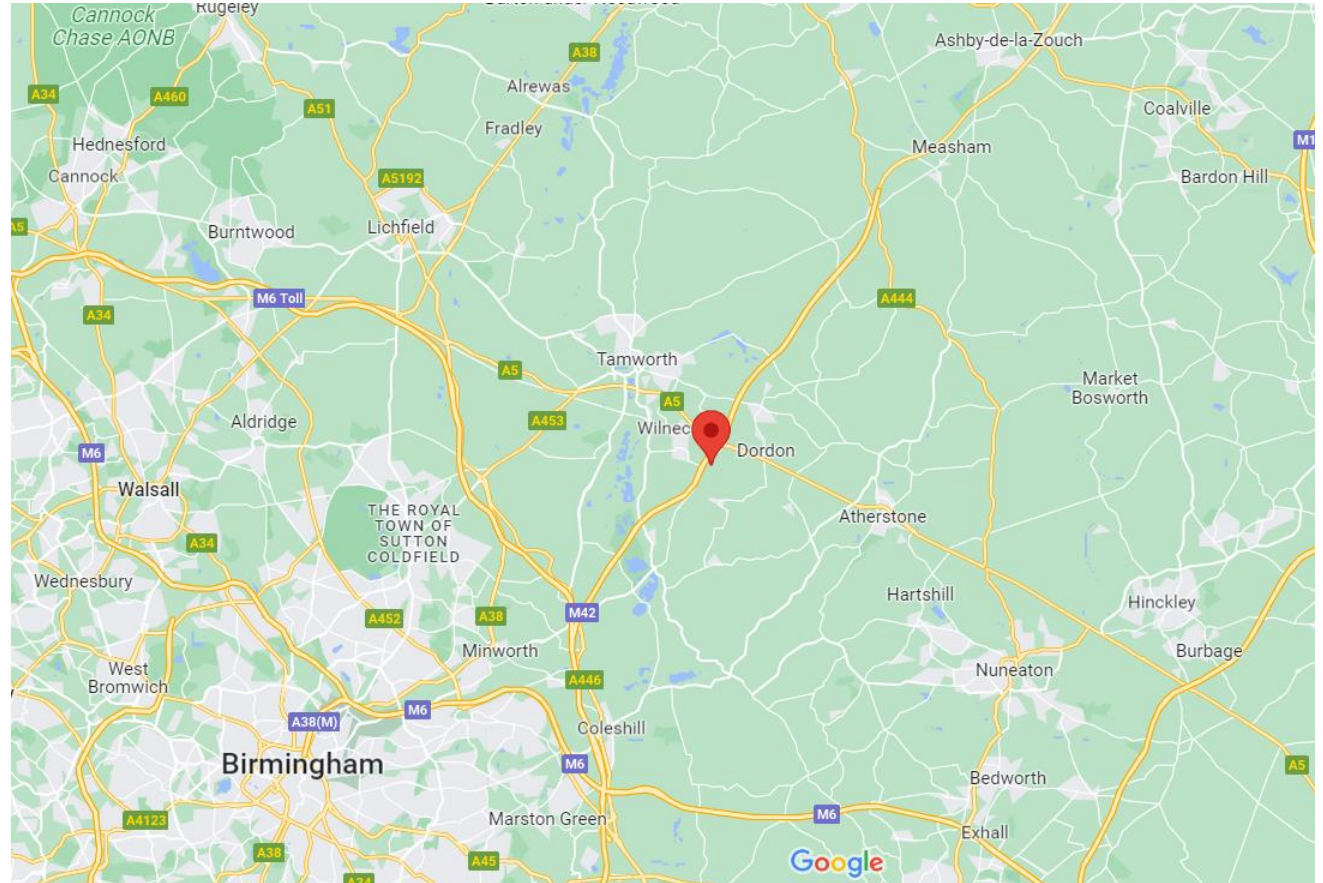
## Anti Money Laundering Information

Under the Money Laundering Directive (S1207/692) we are required under due diligence as set out under HMRC regulations to take full identification (e.g., photo ID and recent utility bill), as proof of address. When you are ready to put an offer forward, please be aware of this and have the information available.

## Viewing

Viewing must be by appointment.

If you would like to arrange a viewing, please contact Ian Large or Lily Taylor at the Ashby office:  
ian.large@howkinsandharrison.co.uk or  
lily.taylor@howkinsandharrison.co.uk



### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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