



Land and Stables on Well Lane
High Offley

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rural surveyors & property agents



Land and Stables on Well Lane

High Offley | Staffordshire | ST20 0NY

Newport 5.5 miles | Eccleshall 4.5 miles

Stafford 10.5 miles | Telford 15 miles

Birmingham 35 miles

An excellent equestrian facility comprising seven stables and ancillary building with potential for a variety of uses.

2.23 Acres (0.91 Ha) in all

Seven stables (12' x 12' each)

Brick general-purpose building ideal for storage

Large concrete yard

Paddock ideal for grazing

Far-reaching views over open countryside

Potential for alternative use subject to PP

2.23 Acres (0.91 Ha) in all

bR



The yard and buildings are located within the small charming hamlet of High Offley within close proximity of the stunning 12th century Church. The yard sits in an elevated position and has the benefit of stunning far-reaching views in a northerly direction over open farmland.

The network of surrounding quiet country lanes are ideal for exercising of horses. The area is also well served with equestrian facilities and schooling grounds to hire.

The Stableyard

The stables are of block construction on concrete with wood panel over. Originally designed as seven individual stables some of the internal walls have been removed to allow the building to be utilised for other purposes however these internal partitions could be reinstated to offer seven stables or reconfigured to allow five stables, a tack room and feed room.

Although designed as stabling and for equestrian use there is little doubt that the buildings could be adapted for alternative uses including office space, storage or light industrial use subject to the necessary planning consents.

Contained within the site is a small brick building original utilised for agricultural purposes (6m x 4.2m). This building has been subject to an application for conversion to residential use previously and does offer some potential for development in the future subject to the necessary consents. Equally, there could be potential for redevelopment of the entire yard for residential purposes, subject to the necessary planning consents.

The stable yard is accessed via a large concrete yard which offers ideal space for parking of horse boxes and trailers.

The Land

The land is found to the front of the stable yard and is formed in one paddock which is laid to grass with mature hedgerows to three boundaries offering screening and protection from the elements to the stock within. The land is a light, free draining sandy soil and offers the ideal space for grazing of horses.





Services

No mains services are connected currently. Mains water and electric area available in the village, connection to these will be at the cost of the buyer. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

What3words ///decks.pirate.chariots. Postcode ST20 0NY



13303 2.8.23

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