

# DOLEY FARM

Adbaston | Stafford

**barbers**RURAL  
rural surveyors & property agents





# Doley Farm

Adbaston | Stafford | ST20 0RQ

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Cheswardine 2 miles | Eccleshall 6 miles  
Market Drayton 6 miles | Stafford Train Station 13 miles  
Junction 15 M6 15 miles | Stoke on Trent 19 miles

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A CHARMING PERIOD FARMHOUSE IN NEED OF  
COMPLETE MODERNISATION WITH A USEFUL RANGE  
OF OUTBUILDINGS AND LAND

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Four bedroom period farmhouse in need of modernisation

Original features including exposed beams

Opportunity to make a delightful family home

Extensive range of traditional and more modern farm buildings

Potential to convert buildings subject to planning

Productive pasture and arable land

Peaceful rural setting in lovely countryside

**94.26 Acres (38.15 Ha) in all**  
**Available as a whole or in lots**



### The Location

Doley Farm is found in an idyllic rural location just two miles from the popular and charming village of Cheswardine which boasts a pub and primary school. The nearby market town of Market Drayton, which was appointed its market charter in 1245, still has a thriving street and livestock market along with Doctors' surgery, primary and secondary schools and a range of leisure facilities.

A wider range of amenities can be found slightly further afield in Eccleshall, with bars, restaurants and boutique-style shops, Stafford, with a well-respected Grammar school, and Stoke on Trent.

For those with equestrian interests Doley Farm would be ideal with endless miles of quiet country lanes and Bishops Wood, complete with bridlepaths, on the doorstep. Nestled down a quiet country lane this sweet property, with heaps of potential, could make a fabulous forever family home.

### The Property

Doley farmhouse has fallen in to a state of disrepair over recent years. However, this part-sandstone house, with many period features, is hugely attractive and would undoubtedly make a delightful home after some tender love and care. The ground floor has a kitchen with pantry and store, bathroom (which is not currently in working order) and two reception rooms, on the first floor are four good-sized bedrooms.

It is clear that historically the gardens were a source of great pride and with some work the lawns, borders, vegetable patch and orchard area could be returned to their former glory.

### The Land

The land extends to 94.26 Acres (38.15 Ha) in total. It is a combination of grassland and maize and is mainly classified as Grade III on the Agricultural Land Classification Map. Boundaries are a combination of wire and mature hedges and all lots have road frontage.



## Farm Buildings

There is an extensive range of useful farm buildings with potential for development subject to any necessary planning consent. Whilst the traditional buildings have scope to be converted to a self-contained annexe for accommodation or home office use, the more modern steel portal-framed buildings could be used for American-style barn equestrian purposes or small indoor arena. Two separate access points to the farmyard allow ample opportunity for a wide variety of uses.

1. Brick and block general store with asbestos and tile roof
2. Brick and tile two-storey barn, comprising cow house for ten beasts with loft over
3. Adjoining single storey brick and tile dairy
4. Lean-to feed store of brick and tile construction
5. Brick and tile former stable with loft over and external stairs; adjoining coal shed
6. Brick and tile single-storey loose boxes
7. Brick and tile single-storey loose box
8. Loose housing, five bay steel portal-framed building with block and corrugated sides and fibre cement and asbestos roof 75ft x 35ft
9. Loose housing, three bay steel portal-framed building with concrete floor, block and Yorkshire boarded sides and profile sheeted roof 75ft x 35ft
10. Dutch barn, five bay steel portal-framed building with profile sheeted roof 75ft x 35ft
11. Lean-to five bay steel portal-framed building with profile sheeted roof
12. Former pigsties used for log storage of single-storey brick construction with slate roof
13. Part two-storey, part single-storey traditional brick and tile building
14. Former cow house of brick construction with asbestos roof and concrete floor 45ft x 30ft



### Lotting

**Lot 1** - House, buildings and 19.08 Acres (7.72 Ha) currently in grass

**Lot 2** - 18.91 Acres (7.65 Ha) currently part maize and part grass

**Lot 3** - 5.42 Acres (2.19 Ha) currently all in maize

**Lot 4** - 15.07 Acres (6.1 Ha) currently all in maize

**Lot 5** - 25.44 Acres (10.3 Ha) currently in grass

**Lot 6** - 10.34 Acres (4.18 Ha) currently in grass

### Method of Sale

For sale by Private Treaty as a whole or in six lots.

### Tenure

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

Tenure will be confirmed by the vendors' solicitors during pre-contract enquiries.

### Services

Mains electric (single phase) with private septic tank drainage. There is no central heating to the house. Mains water is available on site and is connected to the buildings but is not currently connected to the house. Some of the field enclosures close to the farmstead have water connected.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

### Easements and Rights of Way

A public footpath runs through part of Lot 5.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

### Sporting, Mines and Mineral Rights

The sporting, mines and mineral rights are included in the sale.

### Countryside Stewardship

The farm is subject to a CSS Mid-Tier agreement. The buyer will be required to continue to abide by the scheme requirements until its termination in December 2027. These are mainly grassland options. A copy is available upon request.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

### Nitrate Vulnerable Zone

The Farm is located within the Nitrate Vulnerable Zone as designated by DEFRA.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.

0345 678 9000

### Council Tax

Council Tax Band E

### Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve 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, Market Drayton office.

Tel: 01630 692500 Email: [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk)

### Location

Postcode: ST20 0RQ

What3words: ///began.amending.installs

### Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

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