

Barton Brook Farmhouse

Church Broughton

BAGSHAWS EST 1871
Land • Property • Livestock

Church Broughton

Derbyshire

DE65 5AP

1 2 3 D

A detached property occupying a rural location with the double garage having been converted to dependant relative accommodation.

Drive providing off road parking and gardens to the front and rear.

The property is sold subject to an agricultural occupancy condition.

Asking Price:

£600,000

Ashbourne Office - 01335 342201

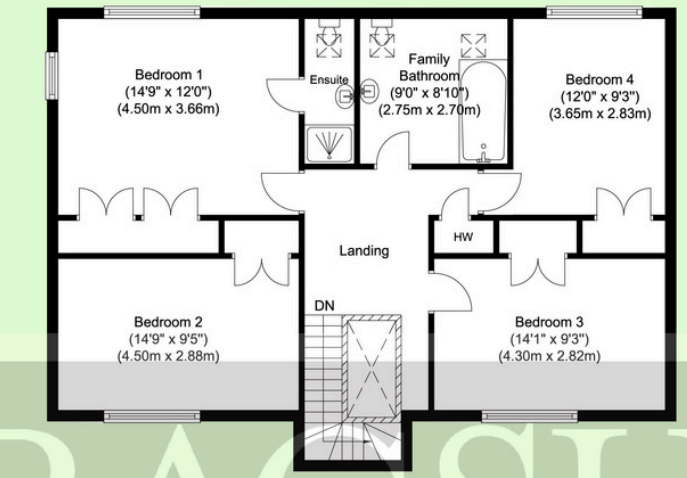
ashbourne@bagshaws.com

Description:
The land extends to approximately 3.2 acres and comprises of a useful parcel of agricultural land, enclosed by mature hedgerow boundaries to three sides. The southern boundary adjoins further arable land and is currently open, with no division fence in place. The land provides an attractive rural setting and offers potential for a variety of uses subject to the necessary planning consents.

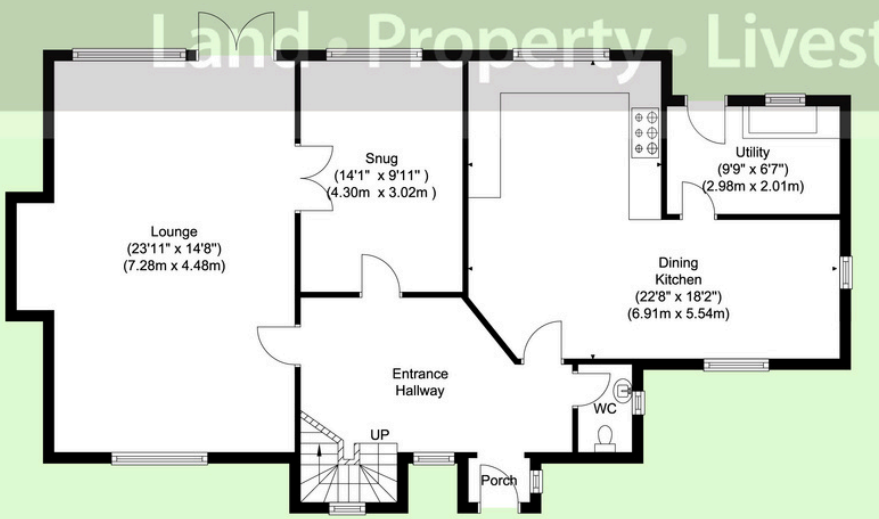
Location:
The land is situated off the High Street, to the north-east end of the village of Colton, near Rugeley. Colton lies approximately 10 miles north-west of Lichfied and 11 miles east of Stafford with close proximity to larger road links such as the A51, A460 and A513.







First Floor



Ground Floor

BAGSHAWS EST 1871
Land • Property • Livestock

Barton Brook Farmhouse, Church Broughton, Derbyshire DE65 5AP

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

Services:
Main Water and Electricity. Oil fired central heating.
Private drainage. Please note that the septic tank is currently in neighbouring land and a replacement drainage system would be required to be constructed within the curtilage of the property.

Tenure and possesion:
The property is sold Freehold with vacant possession.

Agricultural occupancy condition:
The occupation of the dwelling shall be limited to the family and/or dependant of a person employed, or last employed, wholly in agriculture, as defined in the section 290 of the Town and Country Planning Act, 1971 or in forestry.

Rights of Way, Wayleaves and Easements
The property is sold subject with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

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 Authority and Council Tax Band:
South Derbyshire District Council- Council Tax Band E

Viewings:
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail:ashbourne@bagshaws.com. Viewers will be expected to provide proof of funds and compliance to the occupancy condition before being permitted to view.

Broadband Connectivity:
It is understood that the fibre broadband is available. 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 poorly situated for mobile signal coverage which is generally low quality depending on provider. Prospective purchasers are encorouged to consult the Ofcom website https://www.ofcom.org.uk to obatin an estimate of 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.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.





BURY & HILTON
Part of the Bagshaws Partnership EST 1962

BAGSHAWS EST 1871
Land · Property · Livestock

Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

RICS CAAV rightmove OnTheMarket.com The Property Ombudsman