



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.



**Gilleons Hall Farm, Bromley Hurst,
Abbots Bromley, Rugeley, WS15 3AX**

**For Sale by Private Treaty
Available as a Whole or in Three Lots**



Gilleons Hall Farm offers an exciting opportunity to purchase a well-positioned, charming property set in the outskirts of Abbots Bromley a pretty, tranquil village in the district of East Staffordshire. The property is close to all amenities and good commute links including the A50 and A518.

Gilleons Hall Farm comprises a Grade II listed period dwelling boasting all its original internal and external period features and dating back to the 17th Century the property is steeped in history. The property is set in approximately 3 acres of grassland, benefiting from a useful modern agricultural building having potential for development with necessary consents, and together with three further outbuildings all having secured planning for residential development. The development offers growth for a further 6 residential dwellings.

The property is offered as a whole or in three separate lots. An early viewing is essential to embrace all Gilleons Hall Farm has to offer.



SITUATION

Gilleons Hall Farm is situated close to the idyllic quaint village of Abbots Bromley in the East of Staffordshire. The property is surrounded by rolling countryside and accessed from a quiet lane off the B5243. The property is close to all local amenities and excellent commuter links. Gilleons Hall Farm is approximately 6 miles from Rugeley, 9 miles from Uttoxeter and 12 miles from Burton – upon – Trent.

DIRECTIONS

From Uttoxeter take the A518 towards Stafford and then taking a left turn onto the B5013, continue along here for approximately 6 miles until reaching the Village of Abbots Bromley. Continue through Abbots Bromley onto Lichfield Road (B5014), taking a left hand turn onto Orange Lane. Gilleons Hall Farm will be situated on the left hand side after approximately 1 mile and sign posted by one of our Agents 'For Sale' signs.

**GILLEONS HALL FARM, BROMLEY HURST,
ABBOTS BROMLEY, RUGELEY, WS15 3AX**

AVAILABLE AS A WHOLE OR IN THREE LOTS

**WHOLE – GILLEONS HALL FARMHOUSE, RANGE OF TRADITIONAL AND MODERN PORTAL
FRAME AGRICULTURAL OUTBUILDINGS WITH PLANNING PERMISSION FOR RESIDENTIAL
DEVELOPMENT AND 3 ACRES OR THEREABOUTS OF GRASSLAND**

OFFERS IN THE REGION OF £1,100,000 - £1,200,000

**LOT ONE – GILLEONS HALL FARMHOUSE, A MODERN PORTAL FRAME OUTBUILDING AND 3
ACRES OR THEREABOUTS OF GRASSLAND**

OFFERS IN THE REGION OF £475,000

**LOT TWO – TWO MODERN PORTAL FRAME AGRICULTURAL OUTBUILDINGS WITH
PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT**

GUIDE PRICE £425,000 - £475,000

**LOT THREE – TRADITIONAL BRICK BARN WITH PLANNING PERMISSION FOR RESIDENTIAL
DEVELOPMENT**

GUIDE PRICE £200,000 - £250,000

LOT ONE – GILLEONS HALL FARMHOUSE, MODERN PORTAL FRAME OUTBUILDING AND 3 ACRES OR THEREABOUTS OF GRASSLAND

Gilleons Hall Farm comprises a Grade II listed 17th Century farmhouse with brick to an earlier timber frame and brick ridge stacks. The property benefits from a large modern portal frame outbuilding and extensive walled garden to the front of the dwelling. The garden wall contains 'bee bowls and fowl pens'. To the North of the property are paddocks extending to 3 acres or thereabouts.

The property can be shown edged in red on the attached plan.

The dwelling comprises the following accommodation: -

Front Door giving access to: -

Dining Room – 3.87m x 5.16m

With tiled floor, beams and window to one elevation.

Hallway – 5.22m x 2.24m

With tiled floor, window to one elevation and open fire, external door to rear.

Kitchen – 5.06m x 3.52m

With tiled floor, rear stairs off, pantry off, window to one elevation, floor and wall mounted units, external door to rear.

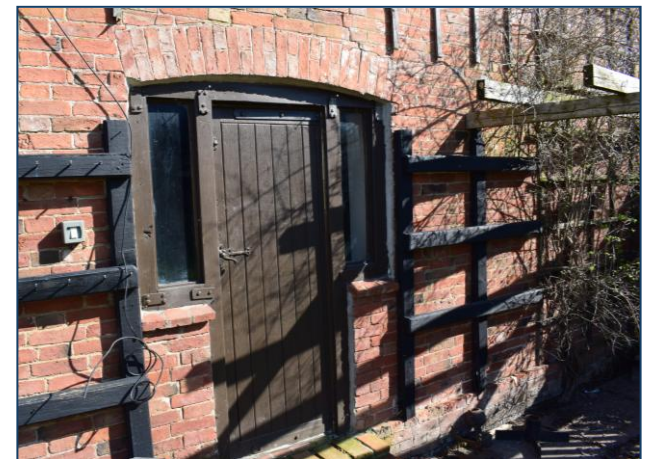
Downstairs WC

Utility

With tiled floor

Living Room – 4.40m x 5.03m

Part tiled part carpet, window to one elevation, built in cupboards and external door to side of property.



Staircase leading to **First Floor Landing** and giving access to: -

Bedroom One – 5.07m x 4.53m

With wooden floor, open fire, window to one elevation

Bedroom Two – 3.98m x 2.68m

With carpet floor and window to one elevation

Bedroom Three – 3.10m x 5.18m

With carpet floor and window to one elevation

Bedroom Four – 5.16m x 4.32m

With window to one elevation and rear stairs to kitchen.

Bathroom

With wooden floor and bath

Separate WC

With WC, wash hand basin and window to one elevation

Attic Rooms

With plastered walls and window to one elevation.

OUTSIDE

To the front of the property is a large traditional part walled part fenced garden, with the wall incorporating bee boles and fowl pens. To the rear of the property is a spacious yard with ample space for parking multiple vehicles.

PLEASE NOTE

The farmhouse is subject to an agricultural occupancy condition.



OUTBUILDINGS

Gilleons Hall Farm benefits from a large modern portal frame agricultural outbuilding, situated to the north of the dwelling.

The outbuilding briefly comprises the following: -

Portal Frame and Sheeted Building – 18.56m x 18.97m

Adjoining Portal Frame and Sheeted Building – 7.55m x 4.93m

LAND

The land extends to approximately 3 acres or thereabouts in total and is to the West of the farmhouse. The land is relatively level in nature, considered to be in reasonably good heart and suitable for mowing or grazing purposes. The land would benefit those with smallholder or equestrian interests.





LOT ONE
GILLEONS HALL FARMHOUSE, A MODERN
PORTAL FRAME AGRICULTURAL
BUILDING AND 3 ACRES OR
THEREABOUTS OF GRASSLAND

LOT TWO – TWO MODERN PORTAL FRAME AGRICULTURAL BUILDINGS WITH PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

BUILDING A

The site comprises a modern portal frame agricultural building having recently had the benefit of securing planning permission for the conversion into two spacious three-bedroom residential dwellings. The building is situated to the east of the site.

The amenity area for the dwelling will be located to the east and north, with off-road parking allowing space for multiple vehicles. The vehicular access will be via an existing access from Orange Lane.

Building A comprises the following: -

Portal Frame and Sheeted Outbuilding – 27.46m x 31.48m

With concrete floor.

PLANNING PERMISSION

Both modern agricultural buildings have permitted development for the change of use for the conversion to a three large residential dwelling. The application was made under schedule 2, Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the effective decision date was 27th February 2024. Full details can be found under planning application number P/2024/00172 available through East Staffordshire Borough Council.





BUILDING B

The site comprises a modern open fronted portal frame agricultural building having recently had the benefit of securing planning permission for the conversion into three two-bedroom residential dwellings. The building is situated to the Northeast

The amenity area for the dwelling will be located to the north, with an off-road parking area allowing space for multiple vehicles and adjoining garage. The vehicular access will be via an existing access from Orange Lane.

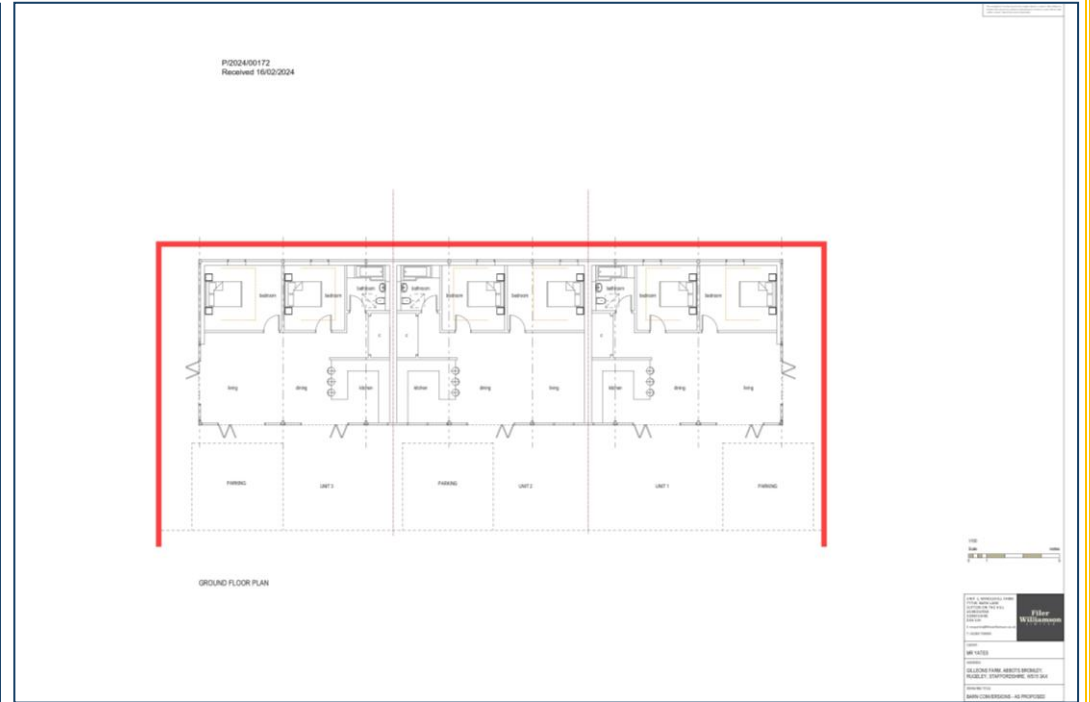
Building B comprises the following: -

Open Fronted Portal Frame and Sheeted Building – 31.72m x 8.75m

PLANNING PERMISSION

Both modern agricultural buildings have permitted development for the change of use for the conversion to three large residential dwellings. The application was made under schedule 2, Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the effective decision date was 27th February 2024. Full details can be found under planning application number P/2024/00172 available through East Staffordshire Borough Council.





LOT THREE – TRADITIONAL BRICK BARN WITH PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

The site comprises a part brick and tile traditional barn with concrete floor, being part two storey and part single storey. Adjoining the barn is a block and sheeted outbuilding. The barn is situated to the East of the property and has good road frontage to Orange Lane. The outbuilding has recently had the benefit of securing planning permission for the conversion into a single spacious three-bedroom residential dwelling.

The approximate GIA of the dwelling will be 133m² (including the upstairs bedroom) and the application proposes the demolition of the adjoining outbuilding.

The amenity area for the dwelling will be located to the north, with an off-road parking area allowing space for multiple vehicles and adjoining garage. The vehicular access will be via the existing access from Orange Lane.

The brick and tile building with planning permission approximately extends to: -

Traditional Brick and Tile Barn – 11.47m x 5.27m

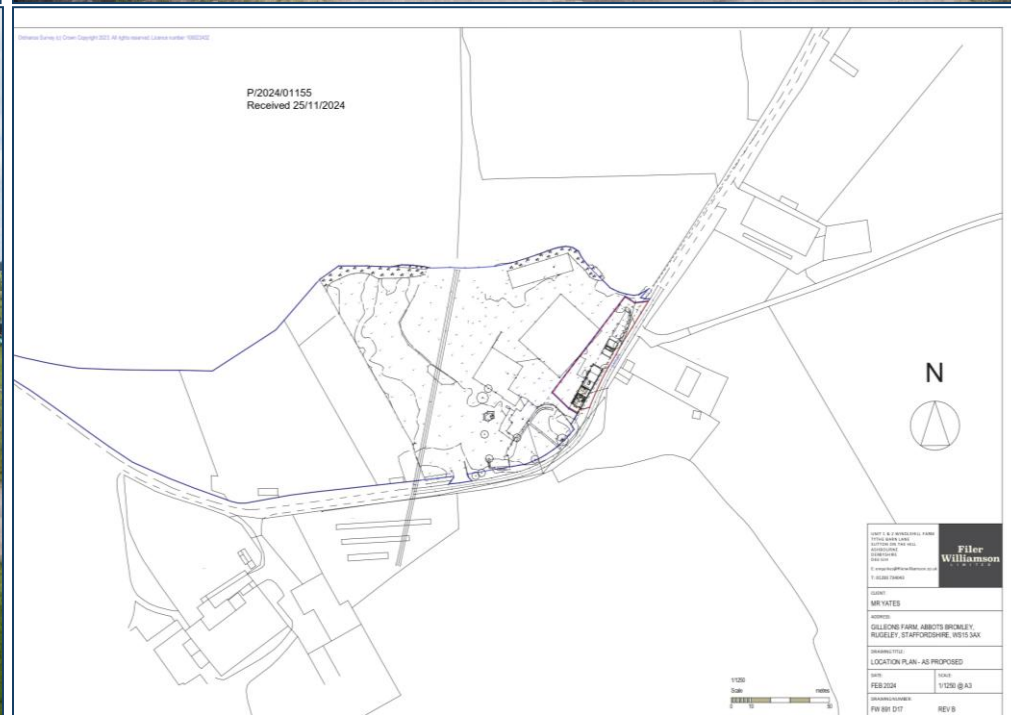
Adjoining Two Storey Traditional Brick and Tile Barn – 5.33m x 5.53m

Lot three can be shown edged in green on the attached site plan below.

PLANNING PERMISSION

The traditional building has planning permission for the change of use for the conversion to a single three – bedroom residential dwelling. The application was made under Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended, and the effective decision date was 15th October 2025. Full details can be found under planning application number P/2024/01155 available through East Staffordshire Borough Council.

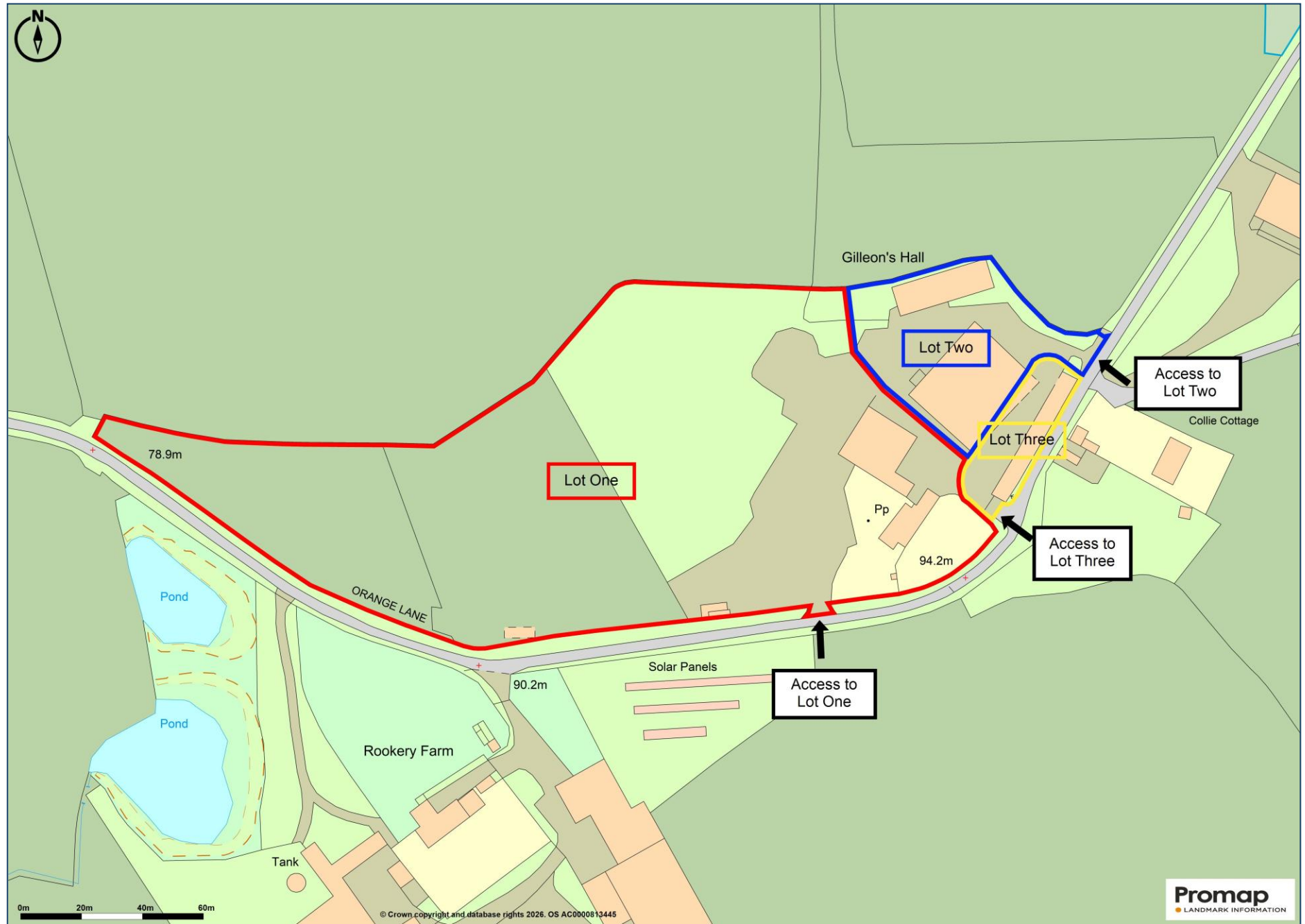






LOT THREE
**TRADITIONAL BRICK BARN WITH
PLANNING PERMISSION FOR
RESIDENTIAL DEVELOPMENT**

PLAN



SERVICES

We understand that the farmhouse is connected to mains water and electricity, with drainage being by private means.

There is currently no independent water supply to the buildings and land and interested parties should make their own enquiries regarding new connections if required.

LISTING

Gilleons Hall Farmhouse and the wall to the properties East are Grade II listed. The dwelling and the wall were first listed on the 8th August 1985 and the list entry numbers are 1038388 and 1374486. The dwelling and the wall are both listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest. More information of the listing entry can be found on the Historic England website.

AGRICULTURAL OCCUPANCY CONDITION

Please note that Gilleons Hall Farmhouse is subject to an agricultural occupancy condition.

ACCESS

The access for each lot is from Orange Lane; no further access points need to be made in order to comply with the planning permission granted.

PLANNING PERMISSION

All applications and related information can be found on the East Staffordshire Borough Council website, under the following planning application numbers: - P/2024/00172 and P/2024/01155.

SITE PLAN

The building plan provided above is not to scale and should be used for identification purposes only. The plan indicates the positioning of each barn, showing the lots and area available in red, blue and green and also shows the outbuildings to be demolished, as required by the planning permission, hatched in yellow.

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and East Staffordshire Borough Council, to whom all enquiries of planning or other relevant matters should be addressed.

COUNCIL TAX BAND

Gilleons Hall Farmhouse is in council tax band E.

VIEWINGS

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. or Ask4Change. Contact Graham Watkins & Co on 01538 373308 or email enquiries@grahamwatkins.co.uk. Contact Ask4Change on 01889 502727 or stephen@ask4change.co.uk.

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MEASUREMENT

All measurements given are approximate and are 'maximum' measurements.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.



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2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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