

Rushlade Farm (House, Land and Barns for Development)

Hilderstone

BAGSHAWS EST 1871
Land • Property • Livestock

Rushlade Farm

House, Land and Barns for Development

Moss Lane

Moss Gate, Nr Hilderstone

Stone

ST15 8RQ

8.92acres

A rare opportunity to purchase a farmhouse and outbuildings with planning consent to convert to provide a total of 5 dwellings and land extending to 8.92 acres in all.

The traditional buildings have been granted prior approval to convert into three residential dwellings with the barn (previously a commercial building) granted prior approval for a single dwelling extending to 5000 sq. ft internal floor area. Splendidly well located on the edge of HIlderstone in a beautiful rural location surrounded by its own land with private access drive.

Providing a lovely blend of rural living with the convenience of access to local link roads including the A50.

For sale with no upward chain

Guide Price

Offers over £875,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com





Farm House

This traditional farmhouse is in need of complete renovation. The accommodation comprises of main door leading into the Entrance Hall with stairs rising to first floor level and internal access into the spacious Lounge / Dining Room with a Bar area set in one corner and double doors opening onto the garden, with internal door through to the Snug which in turn leads back through to the Passage Hallway providing internal access to the Entrance Hall and Kitchen.

The Kitchen has a range of matching wall and base units with worksurface over, sink and drainer, electric oven, internal doors through to Inner Passage which provides access to the Pantry and the Utility Room with sink and drainer. The passage continues to provide access to the Workshop with external access doors.

On the first floor is a landing area providing access to all three spacious double bedrooms and bathroom.



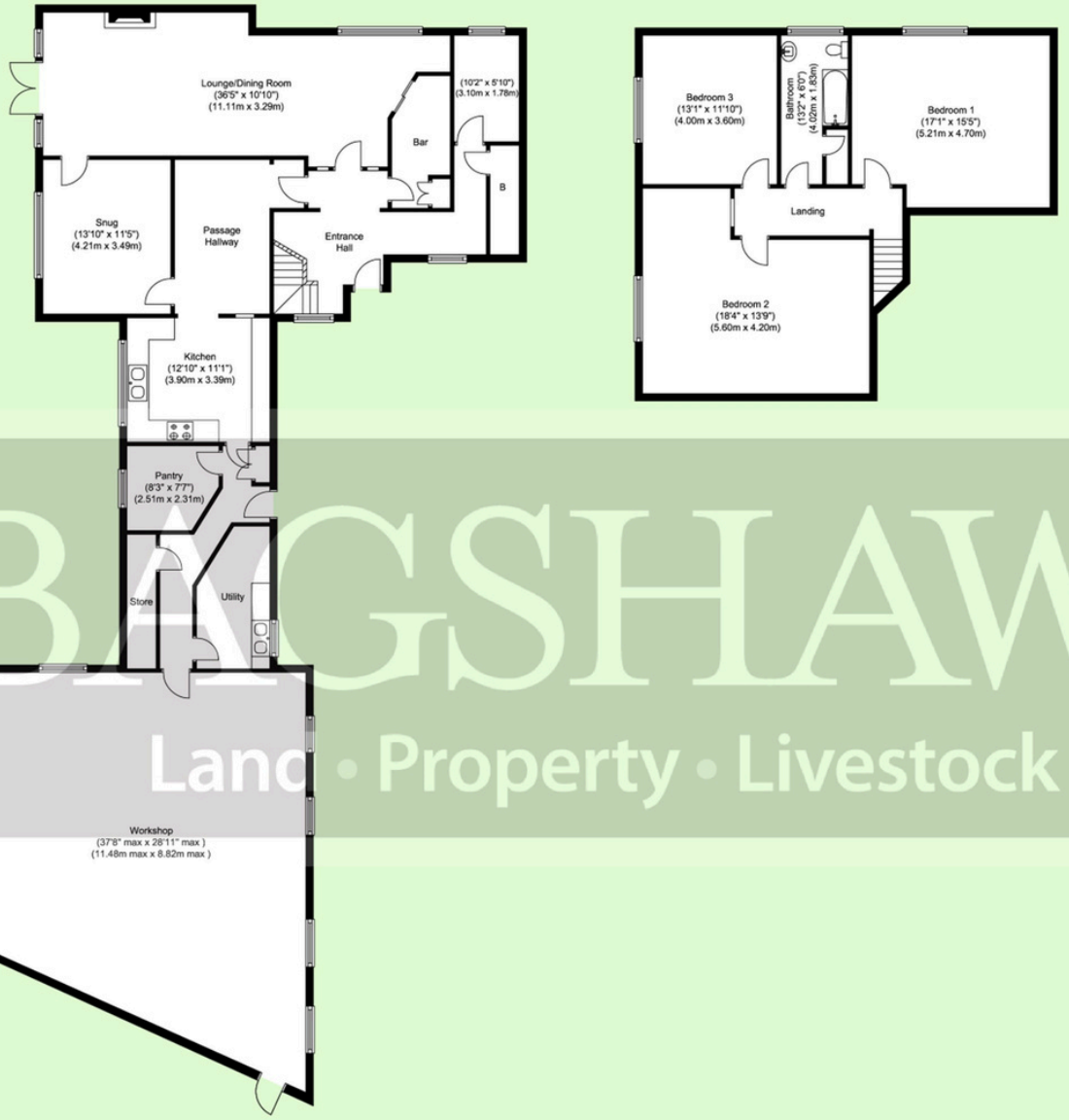






Ground Floor

First Floor



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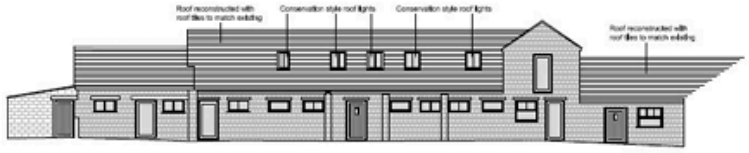
Rushlade Farm, Moss Lane, Hilderstone, Stone, Street 15 8RQ

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

Traditional Barns Development

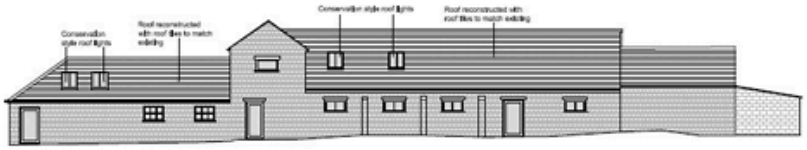
The traditional barns are situated adjacent and to the main farmhouse with the former farm yard proposed as being a shared space to service the farmhouse and barns once converted. Further information on the planning consent can be found on Stafford Borough Council planning portal using reference number 26/41902/PAR.

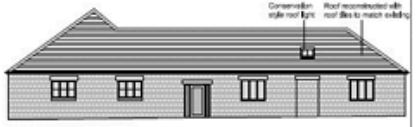


PROPOSED ELEVATION 3



PROPOSED ELEVATION 4





PROPOSED ELEVATION 6

PROPOSED ELEVATION 6



PROPOSED GROSS INTERNAL FLOOR AREAS:

UNIT 1
TOTAL GIFA: 148 SQM

UNIT 2
TOTAL GIFA: 149 SQM

UNIT 3
TOTAL GIFA: 150 SQM



TOTAL FOOTPRINT OF ALL 3 UNITS: 480.9 SQM







Commercial building to convert

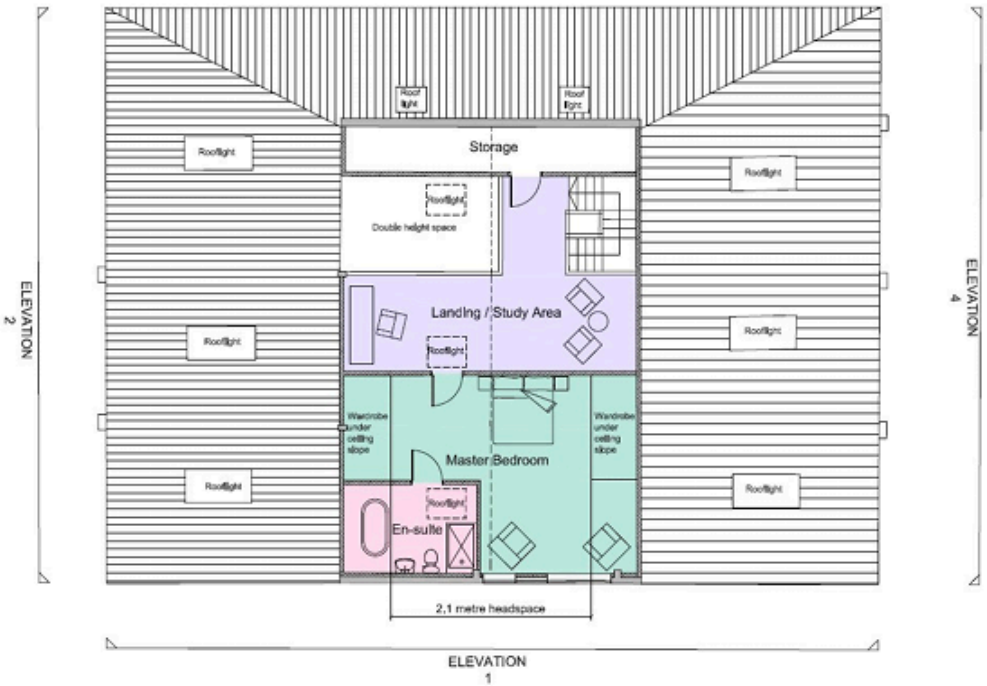
The large commercial building is situated on the North side at the end of the private driveway , it would make an excellent self contained single dwelling with the proposed accommodation extending across two floors and the proposed gross internal area ex pected to be approximately 5000 sq. ft.

The building was previously used as a mechanical workshop and has been granted change of use status from commercial (Class E) to a single dwelling house (Class C3).

Further details of the planning consent can be found on the Stafford Borough Council searching planning reference number 26/41903/POTH







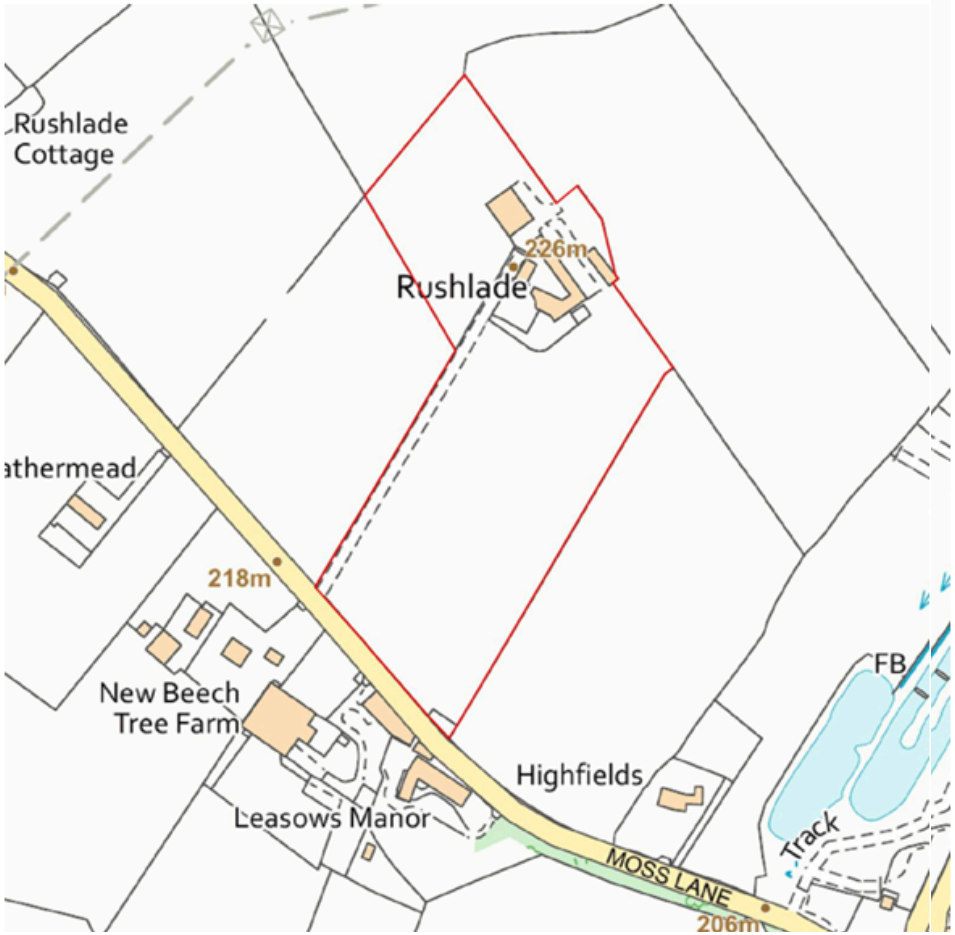
PROPOSED FIRST FLOOR PLAN



Land

The land is situated to the North and South of the drive in two enclosures. It is bordered by hedging and provides fairly level pasture which is suitable for grazing and mowing alike. The Southern paddock is the larger of the two field and extends to Moss Lane and wraps around the farmhouse and traditional barns.

The smaller paddock is to the North and the larger commercial buildings is set within this paddock in the eastern corner.







General Information

Services:
Farmhouse - Mains Water and Electricity are connected. Private drainage.

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

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. It is uncertain whether there is a formal right of way for the neighbouring land owner to use the drive to access the field to the north, a buyer should satisfy themselves as to the validity of any right of way.

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, Council Tax Band and Business Rates;
Stafford Borough Council Council Tax Band - G Business Rates for Commerical Unit Currently—To be confirmed

Planning information;
The site has two relevant planning applications for prior approval on the Stafford Borough Council website; Traditional barns ref: 26/41902/PAR Commercial building 26/41903/POTH

Energy Performance Certificate; House - Rating 'G'

Directions:
What3words:: ///misty.sport.situates

Viewings:
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:
It is understood that the property benefits from a satisfactory broadband service; 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:
Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this area.

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.

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.



BURY & HILTON

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

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
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