



# Longfield Farm

Warton, Tamworth



**BAGSHAW'S** EST. 1871  
Land • Property • Livestock

Longfield Farm  
Warton, Tamworth  
B79 0JR



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15.80 ac

A rare and exciting opportunity to purchase a smallholding, available to the market for the first time in 50 years, extending to approximately 15.80 acres (6.39 hectares).

**Guide Price : £750,000**



Ashbourne Office - 01335 342201



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**Description:**

Longfield Farm presents a rare opportunity to acquire an attractive smallholding extending to approximately 15.80 acres (6.39 hectares), comprising a detached bungalow, substantial range of outbuildings and productive pastureland, all set within a private and accessible rural setting on the outskirts of Warton. Approached via a tree-lined driveway from Orton Road, the property enjoys a high degree of privacy whilst benefitting from excellent transport connections, with easy access to the A5, A444 and M42. The holding offers considerable appeal to equestrian, agricultural, lifestyle and amenity purchasers seeking a rural property with extensive land and useful buildings.



# Accommodation

The bungalow is of traditional brick construction beneath a tiled roof and benefits from oil-fired central heating and double-glazed windows throughout.

- Entrance porch leading into the central hallway with airing cupboard.
- Well-proportioned kitchen/dining room fitted with a range of wall and base units, stainless steel sink unit, integrated hob and oven, together with useful built-in storage cupboards.
- Spacious living room, featuring an open fireplace with stone surround, bay window and sliding patio doors providing direct access to the rear garden.
- Master double bedroom.
- Second double bedroom.
- Family bathroom fitted with bath, WC, wash hand basin and bidet, with loft access.
- The property offers well-balanced accommodation with scope for modernisation and personalisation, allowing an incoming purchaser to create a home suited to their own requirements.



# Buildings and Fixed Equipment

## Garage.

- Large detached brick under tile garage with concrete floor. Fitted with WC and wash basin, together with a shower room. There is also an additional rear room, currently utilised as an office/utility space.

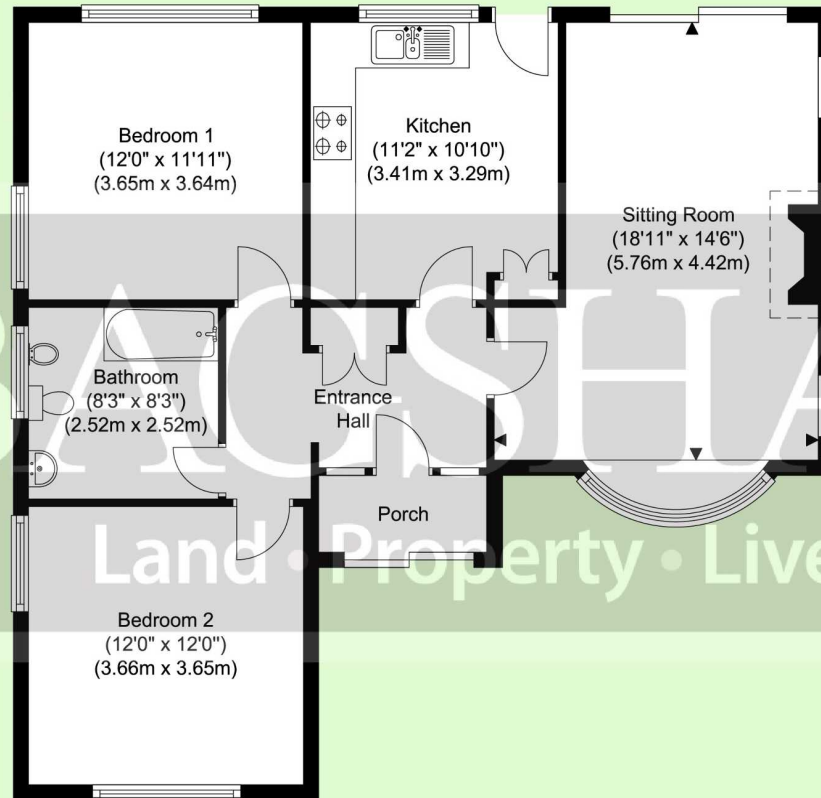
## Agricultural Buildings.

- Three-bay steel portal-framed agricultural building with lean-to extension, featuring corrugated roof and clad elevations, together with useful overhead storage space.
- Adjoining single-storey agricultural building with concrete floor and sheep pens, suitable for livestock, storage or a variety of agricultural uses.
- Two timber framed stables on a concrete base, each measuring approximately 10 ft x 8 ft (20 ft overall length).
- The buildings provide a versatile range of accommodation capable of supporting agricultural, equestrian, storage, workshop or small business activities, subject to any necessary consents.





## Ground Floor



## Longfield Farm, Warton, Tamworth. B79 0JR

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.

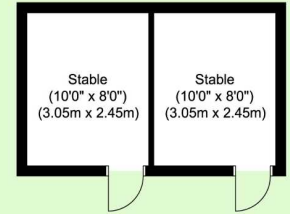
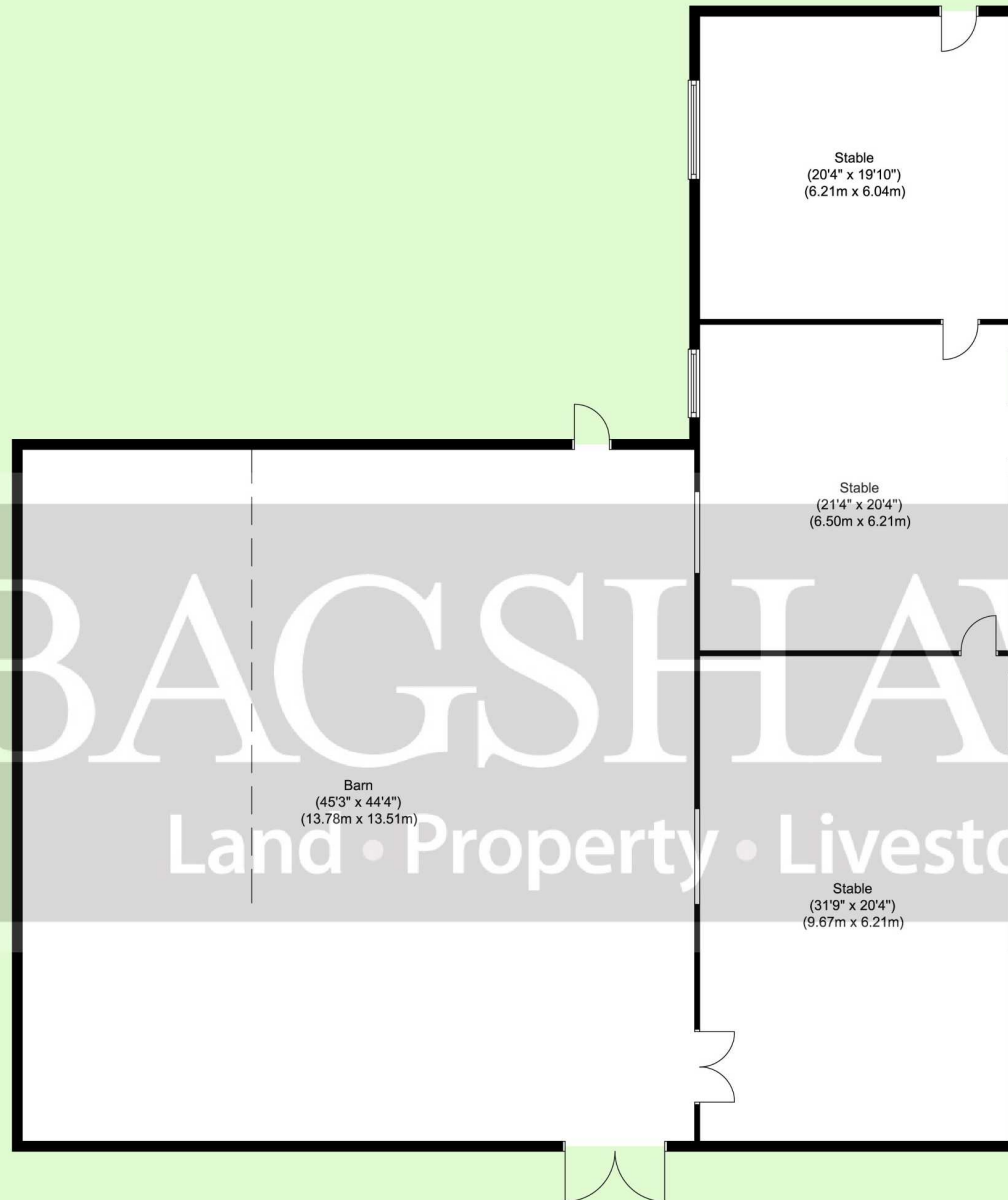
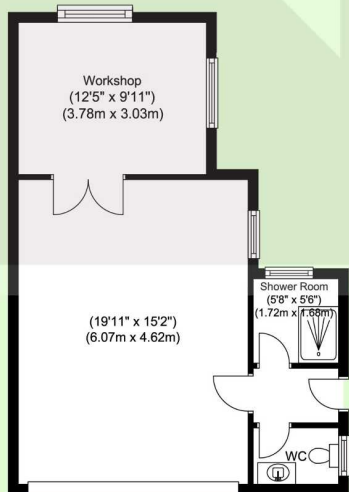
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**

Garage

Outbuildings

Field Stable



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**Assessments First**



# Externally

The land at Longfield Farm which can be utilised for grazing extends to approximately 13.96 acres (5.549 hectares) of predominantly pasture land, divided into a number of well-defined paddocks enclosed by mature hedgerow and post-and-rail boundaries.

The land is accessed via a private driveway from Orton Road and offers an attractive gently undulating topography, providing a useful and versatile block suitable for grazing, equestrian use, smallholding interests or other agricultural purposes (subject to any necessary consents).

The paddocks benefit from a ring-fenced layout with internal access tracks allowing convenient movement between the individual enclosures. The majority of the boundary fencing is in good condition, with mature hedgerows creating an attractive rural setting.



# Longfield Farm, Warton, Tamworth, Staffordshire



**Promap**  
LANDMARK INFORMATION

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Promal Scale - 1:2500. Paper Size - A4.

**BAGSHAW'S**  
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# General Information

## Directions:

From Tamworth travel east on Tamworth Road toward Shuttington, after 2.8 miles turn right on to Linden Road, continue straight for 2.2 miles and then turn left onto Orton Road. Longfield Farm is the first property on the left, where you shall see our for sale board.

## Location:

Longfield Farm is situated off Orton Road via a long surfaced driveway to the west of the village of Warton, near Polesworth, Warwickshire. The property is located approximately 4.8 miles east of the town of Tamworth, 4.9 miles north of the market town Atherstone and 13.2 miles southeast of the cathedral City of Lichfield. The property is close to good network links, being a short drive from the A5, A444 and M42 with Tamworth train station providing a regular service to Birmingham New Street and London Euston.

## Services:

Single phase mains electricity, water and drainage. Oil fired central heating. Prospective purchasers must satisfy themselves as to the availability and suitability of all services.

## 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.

## Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

## Tenure and Possession:

The property is sold freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

It is understood that the land is crossed by public footpath AE15 which enters the property to its western elevation before heading east and exiting onto Church Road to the east.

## Occupancy Condition:

The property is understood to have been constructed subject to an agricultural occupancy condition, which states 'The occupation of the farmhouse shall be limited to the person or persons from time to time engaged in farming the land' prospective purchasers should satisfy themselves of the enforceability of this condition with their Solicitor.

## Local Authority:

North Warwickshire Borough Council

## Solicitors Method of Sale

TBC Private Treaty

## Viewing

Strictly by Appointment only. Please contact our Ashbourne office to book a viewing on 01335 342201.

## EPC—E

## Council Tax Band—E

## Money Laundering Regulations

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

## Broadband Connectivity:

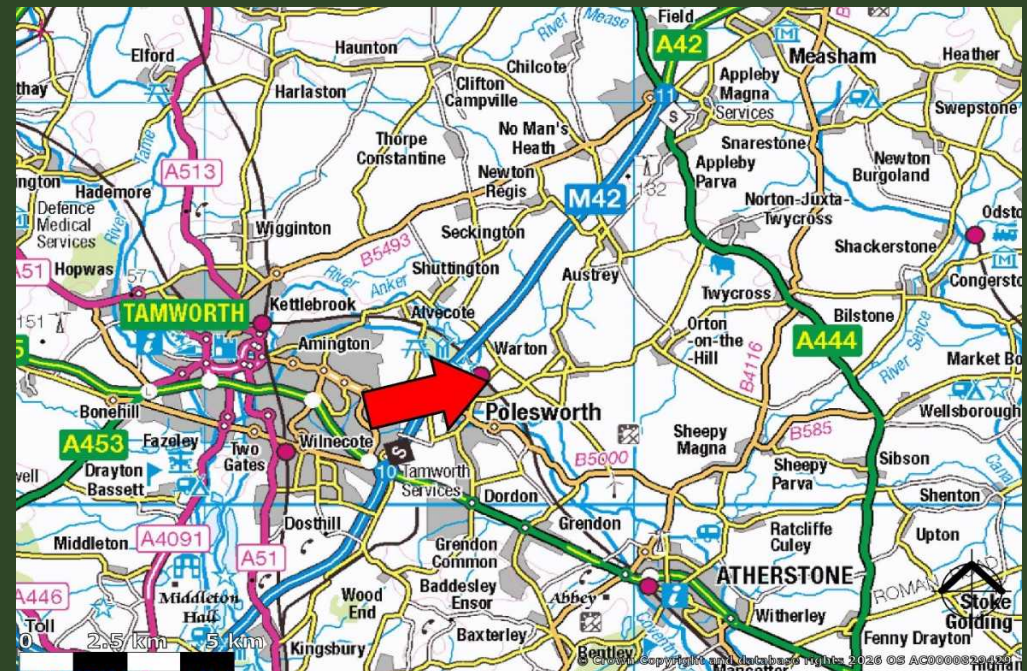
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## 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.

## Agents Note:

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.





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