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land & new homes



Priory Farm, Uttoxeter Road, Blithbury, Rugeley, WS15 3JA

Guide Price £375,000

Period 4/5 Bedroom Semi-Detached Farmhouse & Annex

Potential for alternative uses (Subject to planning)

For Sale By Auction at 6.30 pm on Monday 13th July 2026

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

Contact the Auction Team to Register: 0800 090 2200 or auction@bjbmail.com

3.22 acre(s)



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Description

Set within a tranquil rural landscape, this substantial property presents a rare opportunity to acquire a character-rich four-bedroom semi-detached farmhouse complete with a versatile first-floor annex, set within 3.22 acres of paddock, amenity land, and mature woodland.

Arranged over three storeys, the main farmhouse showcases striking period features, including traditional fireplaces and exposed oak beams. Having sat vacant for a number of years, the residence now requires modernization throughout. The independent first-floor annex provides additional flexibility and serves as an ideal space for multi-generational living, guest accommodation, or a holiday-let venture.

Externally, the property is defined by its peaceful open-countryside setting. An access track neatly divides the grounds, separating 1.88 acres of well-maintained paddock land—perfect for equestrian or hobby-farming enthusiasts—from 0.90 acres of private woodland complete with its own natural pond.

Due to the impressive scale of the main house, annex, and surrounding acreage, the estate offers significant potential for alternative uses beyond a private residence. Subject to obtaining the necessary planning consents, the property could adapt into a healthcare facility, retirement complex, or assisted living.

(Please note: The property known as the 'Fishing House' was previously part of the wider estate and has been sold separately; it is explicitly excluded from this sale.)

Location

Priory Farm is situated off Uttoxeter Road on the outskirts of the rural village of Blithbury, Staffordshire, adjacent to the River Blythe and close to the Blithbury Reservoir. Local convenience shopping and essential amenities are easily accessed in the nearby villages of Hill Ridware and Kings Bromley, while comprehensive retail, dining, and healthcare services are available in the neighbouring market town of Rugeley and the historic cathedral city of Lichfield. The property benefits from a well-connected local transport network, with Rugeley Trent Valley (approximately 4.6 kilometres away) and Rugeley Town mainline railway stations providing direct rail links, alongside an excellent regional road network that includes swift access to the A515, A51, A38, M6, and M6 Toll. Educational requirements are well served by local schooling options, including primary provision in the surrounding villages such as Hill Ridware, secondary choices within Rugeley—such as the newly established all-through Rugeley John Taylor School—and specialist education right on the doorstep at Rugeley School in Blithbury.

Accommodation.

The property comprises the following:

Ground Floor;

- 4 x Kitchen
- 1 x Bathroom
- 1 x W/C
- 1 x Dining Room
- 1 x Bedroom with Ensuite
- 3 x Reception Room

First Floor;

- 2 x Bedrooms
- 1 x Bathroom

Second Floor;

- 2 x Bedrooms
- 1 x Ensuite

Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

Local Council

The site is located in the Council district of Lichfield. <https://www.lichfielddc.gov.uk/>.

Council Tax

The property is currently listed as Council Tax;

Priory Farm: E

The Studio: A

EPC

The property has a current EPC rating of D.

Tenure.

Freehold with vacant possession upon completion.

Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.

A buyers administration fee of 3,600 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

Viewings

Strictly By Appointment with the BJB Land & New Homes Team

All Enquiries

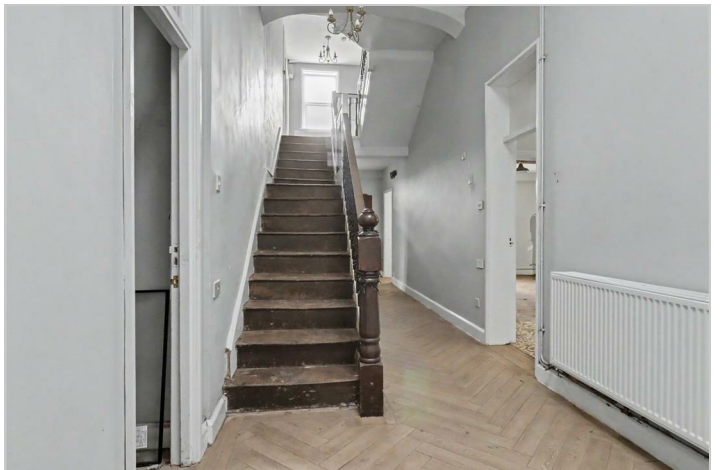
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Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



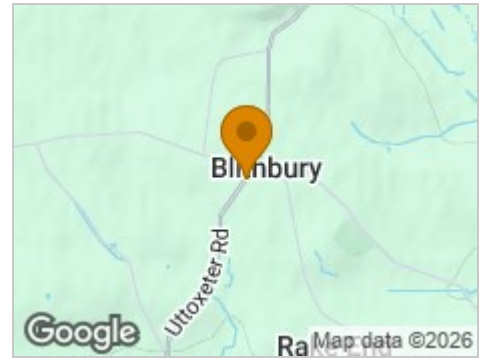
Road Map



Hybrid Map



Terrain Map



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