



## 7 Rue Barn

Cash Lane, Eccleshall, Staffordshire, ST21 6HW



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Bruton Knowles

Olympus House, Olympus Park, Quedgeley,  
Gloucester, GL2 4LY  
01452 880000

## DESCRIPTION

7 Rue Barn offers an excellent opportunity to acquire a dairy farm with a red brick farmhouse, buildings and land all in one block, extending in all to approximately 142.52 acres (57.66 ha). The farm is currently let on a Farm Business Tenancy until March 2024.

## LOCATION

Rue Barn is situated south west of Eccleshall, a small town in Staffordshire. The property has good network links connecting to Birmingham City Centre. There is a railway station at Stafford with a travel time of 1hr 46 mins to London Paddington.

## Approximate distances

- **Eccleshall 3 miles**
- **Stafford 10 miles**
- **Birmingham 39 miles**
- **London 161 miles**

## ACCOMMODATION

The detached farmhouse is of red brick and part render construction under a tile roof and is a 3 bedroom property arranged over two floors, with double glazing throughout and extends to approximately 130 sq m gross external.

## OUTSIDE

The property has the benefit of a private garden to the south and is set away from the buildings with far reaching views.

## BUILDINGS

The buildings comprise a useful range of mainly modern steel portal framed farm buildings.

Dairy, parlour (8/16 herringbone), collecting yard and cubicle house (55 cow cubicles) - 566.65m<sup>2</sup>

Pitched roof barn - 115.56m<sup>2</sup>

Cattle housing - 128.65m<sup>2</sup>

Portal frame barn – 218.61m<sup>2</sup>

Portal frame barn – 213.81m<sup>2</sup>

Steel portal Farm - 326.26m<sup>2</sup>

Note: some buildings are tenant's fixtures, further details available.

## LAND

The land in total amounts to approximately 142.52 acres (57.66 ha) of Grade III agricultural permanent pasture and arable land extending to the rear of the property. The land has been used for grazing livestock and growing maize and the boundaries are a mixture of mature hedge and stock fencing.

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency (RPA), however entitlements do not form part of this sale.

## STEWARDSHIP

The land is not part of any Environmental Stewardship Scheme.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not. There is a public footpath running across the property.

## INSURANCE

As from the date of completion, the property will be at sole risk of the purchaser who should affect their own insurance.

## INGOING VALUATION

There will be no incoming valuation and no deduction or set-off however arising will be allowed.

## SERVICES

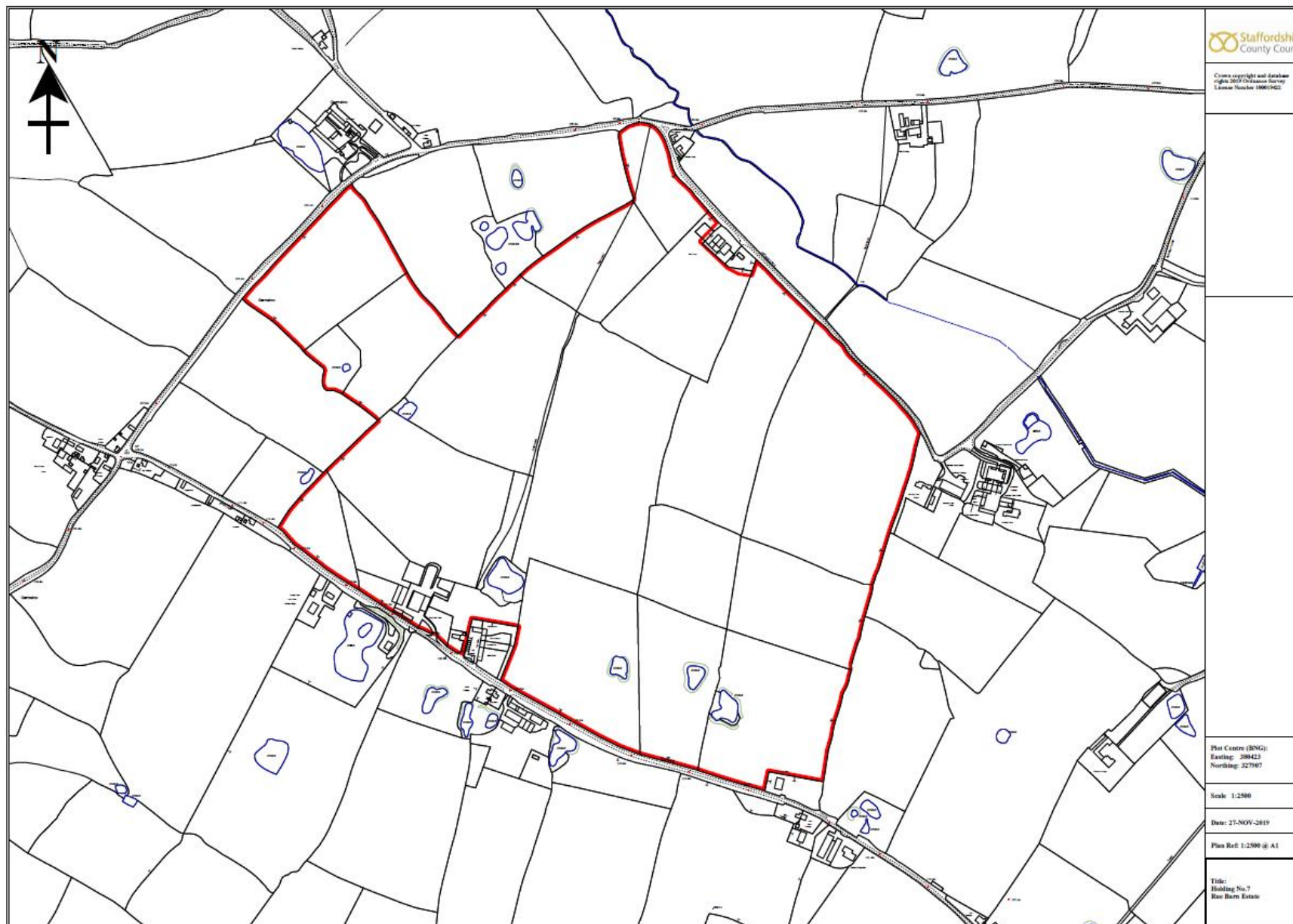
It is understood that water and electricity are received by mains supply with drainage to a septic tank, however, prospective purchasers are advised to make their own enquiries in this regard.

## COUNCIL TAX

We understand that the property has been placed in Band D.

## LOCAL AUTHORITY

Stafford Borough Council



## TENURE AND POSESSION

The property is for sale subject to a Farm Business Tenancy due to expire in March 2024 for an annual rent of £22,320 per annum

## LEGAL FEES

Each party is held responsible for the legal fees associated with the sale of the subject property.

## BUYER'S PREMIUM

A buyer's premium of £750 + VAT is payable in addition to the purchase price on exchange of contracts to cover administrative costs.

## SALE PLAN AND BUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs, building plan and ordnance survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate

## GUIDE PRICE

Guide Price £1,595,000.

## OFFERS

The property is for sale by private treaty as a whole. All offers should be submitted in writing to the agents as follows;

FAO Mr Ben Compton, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF.

## UPLIFT CLAUSE

The property is sold free of any development uplift clause in the event that planning permission is granted for an alternative use in the future.

## VIEWINGS

All viewings are strictly by block viewing through the sole selling agents, dates will be confirmed on request. Please also note that viewings will be conducted in line with the latest Covid-19 government guidance, which will be provided at the time of viewing.

Eleanor Isaac or Ben Compton

01452 880000

eleanor.isaac@brutonknowles.co.uk

ben.compton@brutonknowles.co.uk

## DATA ROOM

Prospective purchasers are advised that further information relating to the property can be accessed via the Data Room at <https://www.staffsfarms.co.uk/>

## ENERGY PERFORMANCE CERTIFICATE

A full report can be viewed online at

<https://www.epcregister.com/>

## AGENT'S NOTE

Subject to Contact & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.

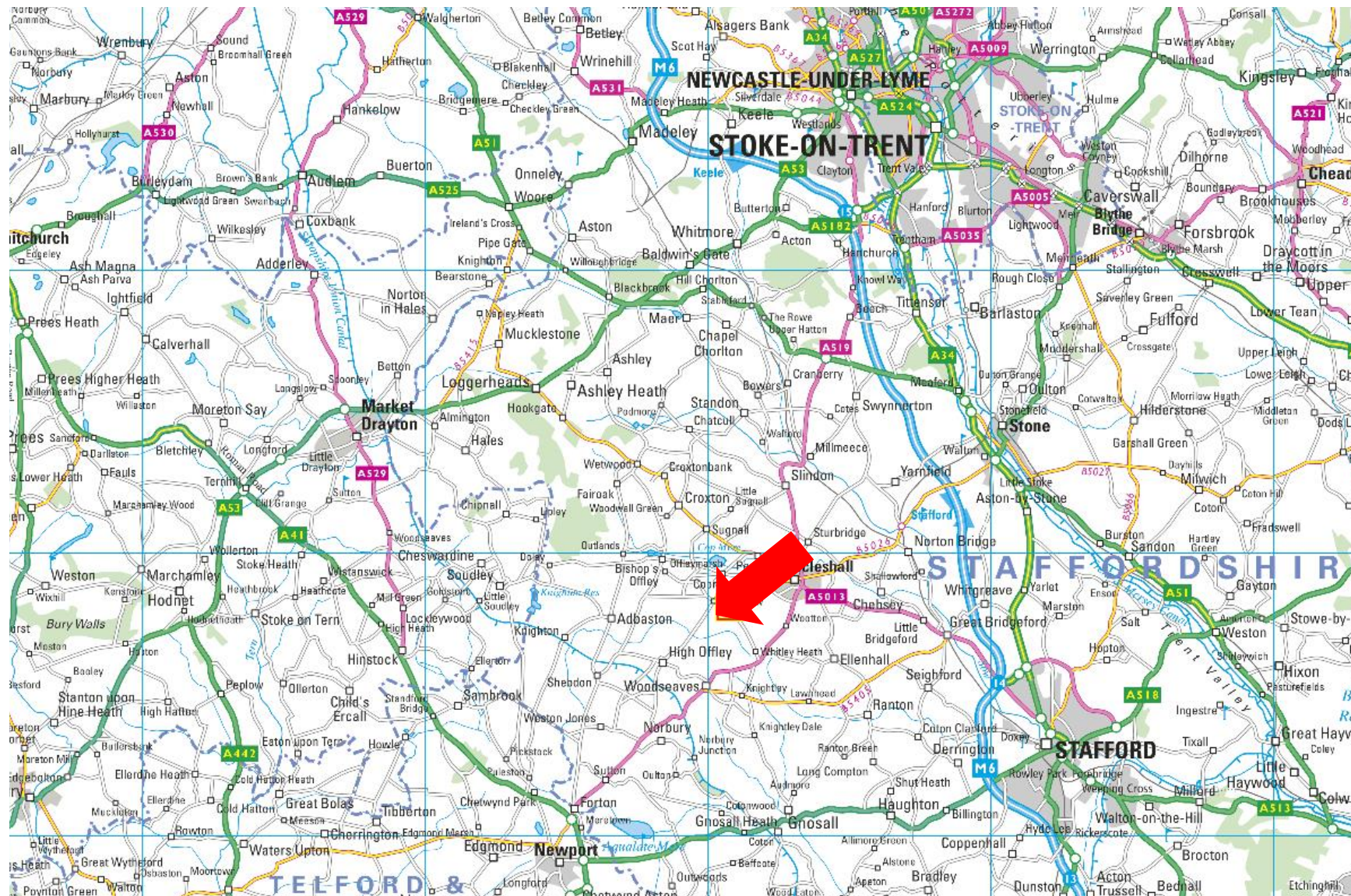


# Rue Barns Cash Lane, Eccleshall, Staffordshire, ST21 6HW

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A rare opportunity to purchase a house in a rural location, with land and range of outbuildings

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