



7 Old Wood

Blithbury Road, Rugeley, Staffordshire, WS15 3HW

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Bruton Knowles

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

DESCRIPTION

7 Old Wood presents a rare opportunity to acquire an investment small-holding with farmhouse, buildings and land in one package, all let on a Farm Business Tenancy until 1st April 2022. The property consists of a two storey three bedroom farmhouse with adjoining traditional red brick buildings and more modern steel frame buildings forming the farmyard. The whole extends to approximately 31.69 acres (12.82 ha) including a small area of woodland which is excluded from the Farm Business Tenancy.

LOCATION

7 Old Wood is situated on the outskirts of Rugeley, close to the village of Blithbury in a quiet rural location in Staffordshire. The property has good network links connecting to Birmingham City Centre. There is a railway station at Rugeley with a travel time of 1hr 42 mins to London Euston.

Approximate distances

- Rugeley 1.5 miles
- Stafford 10 miles
- Birmingham 21 miles
- London 117miles

ACCOMMODATION

The detached farmhouse is of brick and render construction under a tile roof and is a 3 bedroom property arranged over two floors, with double glazing throughout.

OUTSIDE

The property has the benefit of a small garden to the front and a concrete yard with buildings to the rear.

BUILDINGS

The buildings comprise a useful range of modern and traditional farm buildings

Brick and tile store with W/C— 37.89m²

Brick and tile loose boxes—172.74m²

Brick and tile loose boxes— 64.32m²

3 bay pitched roof building— 95.5m²

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

LAND

The land in total amounts to approximately 31.69 acres (12.82 ha) of Grade III agricultural permanent pasture extending to the rear of the property. The land has been used for grazing livestock and the boundaries are a mixture of mature hedge and stock fencing. There is also a small area of amenity woodland which is excluded from the Farm Business Tenancy.

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 ingoing 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

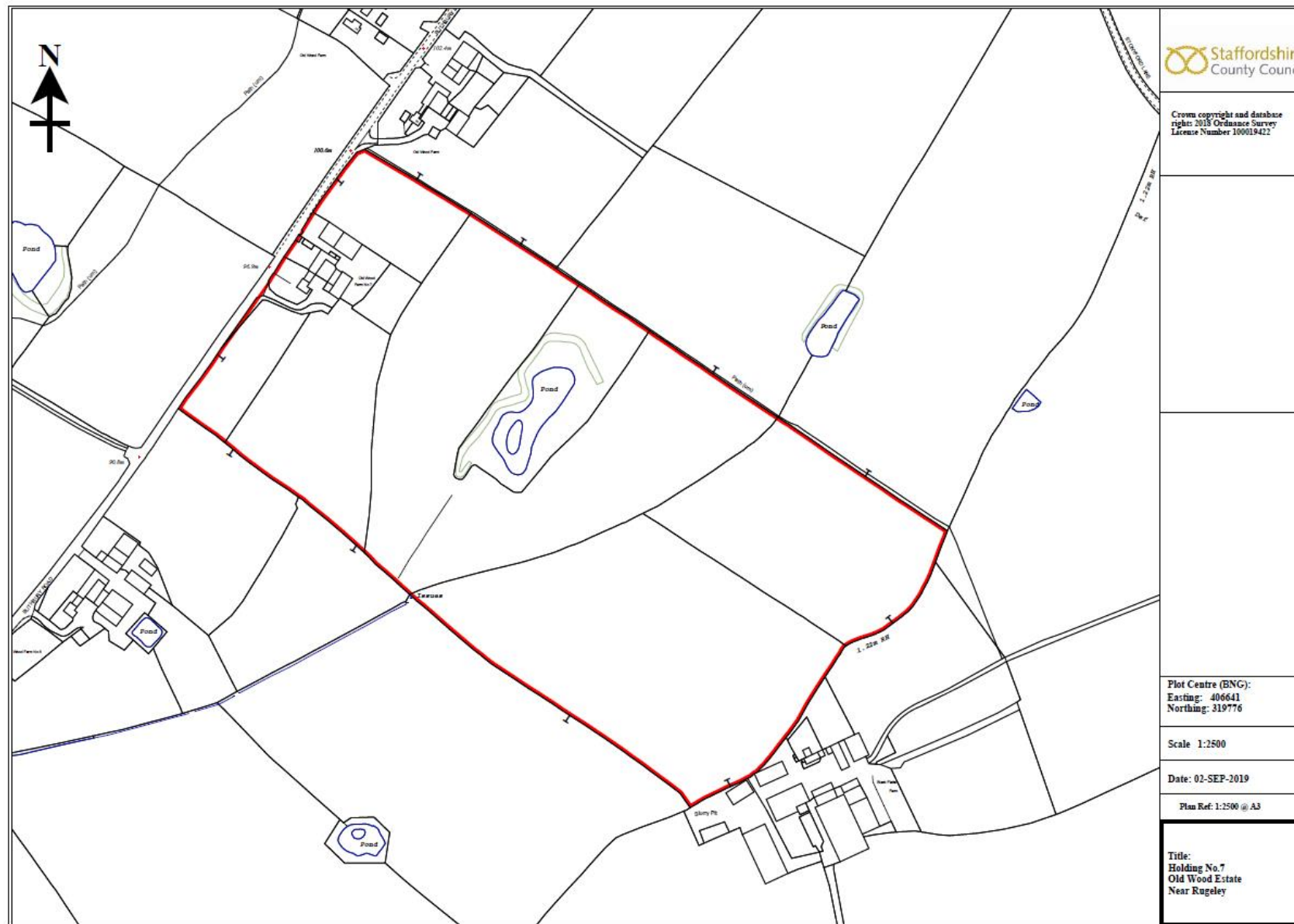
We understand that the property has been placed in Band C.

LOCAL AUTHORITY

Lichfield District Council

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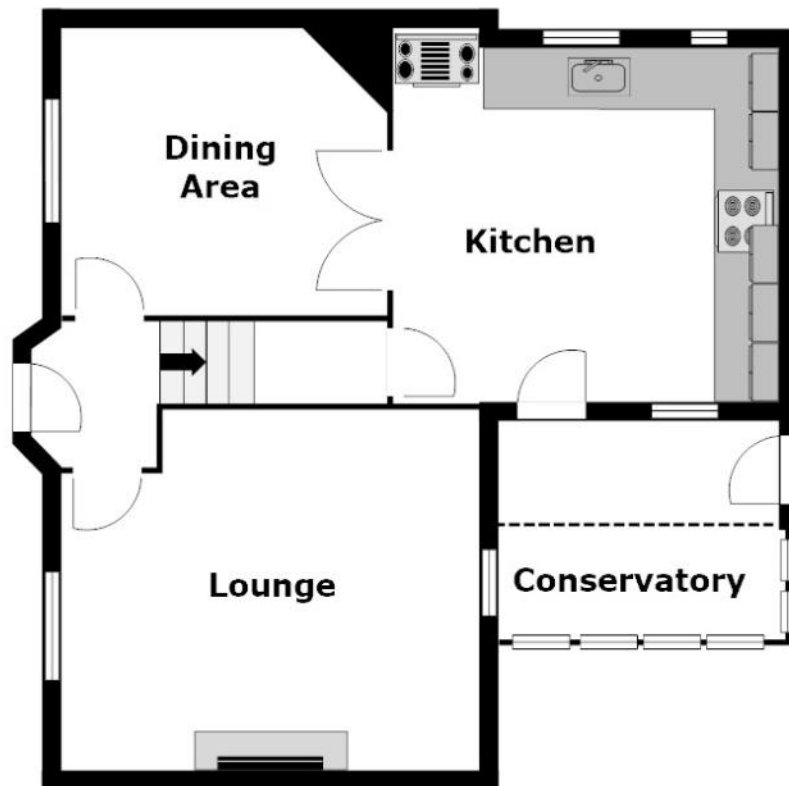
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of any doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Any services, systems or appliances indicated have not been tested and no guarantee as to their operability or efficiency can be given. DO NOT SCALE.



GROUND FLOOR



FIRST FLOOR

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TENURE AND POSSESSION

The property is for sale subject to a Farm Business Tenancy expiring on 1st April 2022 for a passing rent of £6,000 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 £730,000

OFFERS

The property is for sale by Private Treaty as a whole. All offers should be submitted in writing to the **sole selling** agents;

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.

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

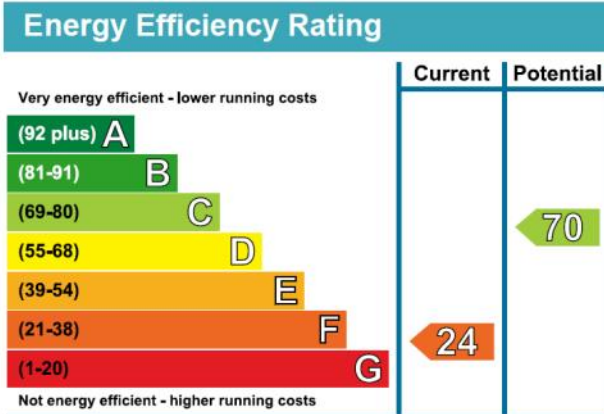
DATA ROOM

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

The EPC is attached. A full report can be viewed online at

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



AGENT'S NOTE

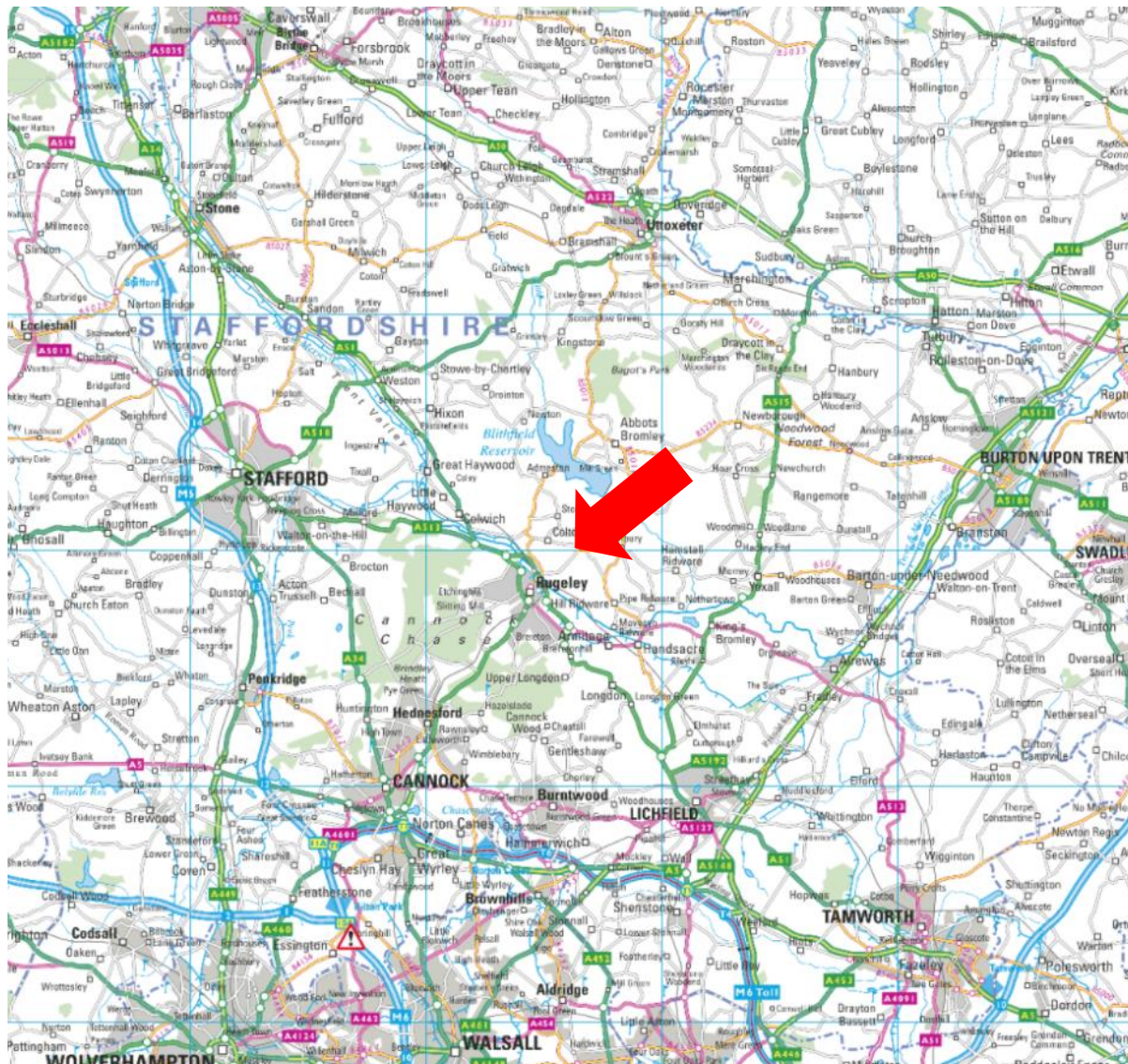
Subject to Contact & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract.

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.

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