



# Brook House Farm

## Longdon Green

# Brook House Farm, Lysways Lane, Longdon Green, Rugeley, Staffordshire, WS15 4QB

An attractive smallholding in the desirable hamlet of Longdon Green overlooking the golf course of Lichfield Golf and Country Club with Lot Four being surrounded by the golf course.

The property comprises; a substantial three-storey farmhouse with a range of traditional barns and stables having the benefit of planning permission for change of use to three detached dwellings; adjoining pasture and woodland with the property extending to 7.372 hectares (18.216 acres) or thereabouts.

## For Sale By Private Treaty

As a Whole or in 4 Lots

## OFFERS IN THE REGION OF

Whole: **£1,440,000**

Lot 1: **£760,000**

Lot 2: **£530,000**

Lot 3: **£140,000**

Lot 4: **£10,000**

### Location

Brook House Farm is located in an extremely sought after and idyllic location, off Lysways Lane within the hamlet of Longdon Green situated just North of the Cathedral City of Lichfield which offers further amenities.

There are highly thought of primary schools in the nearby villages of Longdon and Kings Bromley and excellent secondary schooling in nearby Lichfield and Rugeley. Further benefits include great commuter links to the A5, A515 A38, M42 and the M6 toll road.

### Directions

From Lichfield, exit north on the A51 Western Bypass leading into Stafford Road for approximately 1.6 miles. At the roundabout take the first exit on to the A51 sign posted for Rugeley. Continue on the A51 for approximately 1.8 miles then take the slip road to the hamlet of Longdon Green.

When in Longdon Green travel a short distance on Longdon Green Road and at the crossroads turn right on to Lysways Lane, sign posted for Kings Bromley.

Continue on Lysways Lane for approximately 0.5 miles where Brook House Farm is located on the left as indicated by our 'For Sale' board.

WhatThreeWords: promote.aside.sharpened





#### Description

Brook House Farm is an attractive small holding sitting partly within Longdon Green Conservation Area and comprising a three-storey farmhouse occupying a private rural position, together with a range of traditional farm buildings and stables benefiting from Planning Permission for conversion to three detached residential dwellings with adjoining pastureland and woodland, extending in total to approximately 7.372 hectares (18.216 acres).

The farmhouse requires full modernisation whilst offering an excellent opportunity to create a large family home in a sought-after position. The property currently offers accommodation over three floors comprising a good-sized kitchen with walk-in Pantry and Utility Room off, Study, Dining Room, Sitting Room, Cellar and Boot Room, Four Bedrooms a Family Bathroom, WC and three further Attic Rooms. The property also enjoys a lawned garden to the front as well as parking to the side.

The farmhouse also benefits from adjoining paddock land.

The courtyard offers a range of brick under tile traditional buildings in a courtyard formation which benefit from Planning Permission for residential conversion into three -detached units. The barns benefit from access off Lysways Lane leading into a loop round driveway, hatched in brown on the sales plan.

Finally, the property benefits from 6.324 hectares (15.63 acres) of pasture land and woodland which sits mainly to the north of the farmhouse and yard with access off Lysways Lane, being offered in two lots.



#### **Lot One – Brook House Farmhouse & Paddock Land extending to 0.728 ha (1.80 ac) Edged Red on the sale plan**

Brook House Farmhouse occupies a pleasant rural position, requiring full modernisation throughout, offering opportunity to create a spacious family home with plentiful outside space with adjoining paddocks. The property extends to approximately 0.728 hectares (1.80 acres).

Lot One is accessed off Lysways Lane, via a right of way over Lot Two, leading into the sweep around drive where there is allocated parking to the main house.

It is understood that farmhouse and gardens of Lot One sit within Longdon Green Conservation Area.

The accommodation currently comprises:

##### To the Ground Floor

###### **Kitchen - 3.85m x 4.14m (12.6" x 13.6")**

The farmhouse boasts a large kitchen with brick floor and painted brick walls. A small range of fitted units, a Belfast sink, an AGA and a small, fitted pantry cupboard.

###### **Study - 4.23m x 3.89m (13.9" x 12.8")**

Steps down from the kitchen with tile floor, feature beam and dual aspect windows, rear door out to the courtyard.

###### **Pantry - 3.32m x 5.05m (10.9" x 16.4")**

A good-sized room with brick floor, built in cupboards and brick thralls surrounding, accessed via a small utility room with brick thrall to the rear wall.

###### **Dining Room - 5.09m x 5.01m (16.7" x 16.4")**



To the front of the property, a carpeted room with a large open fireplace, brick surround, herringbone hearth and cast-iron flue. The room has feature beams, a built-in cupboard and twin aspect views.

##### **Sitting Room - 4.47m x 5.15m (16.7" x 16.9")**

A wooden floor with plastered walls, feature beams, an open fire with brick surround and dual aspect windows overlooking the garden.

##### **Entrance Hall - 2.70m x 2.17m (8.9" x 7.1")**

Leading from the garden into the sitting room and dining room and to the flight of stairs to the first floor.

##### To the First floor

###### **Over-stairs Boxroom - 2.73m x 2.05m (8.9" x 6.7")**

Stairs leading off from the first flight to a small box room with a storage cupboard.

###### **Bedroom 1 - 5.14m x 5.32m (16.9" x 17.5")**

The master bedroom with feature beam ceiling, dual aspect windows, a walk-in cupboard and open fire.

###### **Bedroom 2 - 5.14m x 4.49m (16.9" x 14.7")**

A carpeted large double room with a feature beam wall and window overlooking the garden. The bedroom is complete with a wash basin and vanity unit as well as an open fire.

###### **Bedroom 3 - 5.34m x 5.23m (17.5" x 14.0")**

A twin bedroom with dual aspect windows, a walk-in cupboard which leads through to the fourth bedroom.

###### **Bedroom 4 - 4.28m x 3.90m (14.0" x 12.8")**

A small double bedroom with dual aspect windows accessed via the third bedroom with steps down and wash basin.

### **Family bathroom - 2.12m x 2.5m (6.9" x 8.2")**

A small bathroom with a bath, basin and a fitted cupboard housing the hot water cylinder, separate toilet, adjoining.

### To the Attic floor

**Attic Room 1 - 4.53m x 3.24m (14.9" x 10.6")**

**Attic Room 2 - 4.43m x 3.60m (14.5" x 11.9")**

**Attic Room 3 - 5.36m x 5.21m (17.6" x 17.0")**

The attic space is accessed via the second flight of stairs leading into a small landing area, historically utilised as three further bedrooms being of good size however, limited headspace to the eaves.

### **Externally**

The property is accessed off Lysways Lane via an independent gated drive leading to a gravelled courtyard area with traditional buildings wrapping around, which the farmhouse (Lot One) has a right of way over the driveway (Lot Two) leading to the allocated parking as per the planning permissions lotting plan.

The property benefits from a lawned garden to the front and side of the farmhouse with mature borders and bricked pathway and gate leading to the pastureland.

The pastureland is accessed via the farmhouse, sitting to the southern elevation and fronting Lysways Lane. The land comprises of two parcels extending to 0.537 hectares (1.33 acres). The land is relatively level in nature, sitting approximately 85 metres above sea level and is bounded by mature hedgerows, currently being utilised for horse grazing. The land is officially classified as Grade 3 under the MAFF Agricultural Land Classification Scheme and is situated within a Greenbelt and Nitrate Vulnerable Zone.

### **Lot Two - Traditional Barns and Stables with Planning Permission for conversion to three dwellings, Edged Green on the sale plan**

A fantastic opportunity to acquire a courtyard range of traditional buildings with Planning Permission under application number 21/00738/COU for the change of use to three residential detached dwellings, situated in a sought-after rural location. The site extends in total to approximately 0.306 hectares (0.76 acres).

The site is accessed off Lysways Lane leading into a courtyard area with a sweep round gravelled drive, providing ample parking and turning area, to be shared with the Farmhouse.

The traditional barns are situated within Longdon Green Conservation Area.

Unit 1 is a former brick under tile Grain store which benefits from permission to be converted to a 3/4-bedroom two storey dwelling, one bedroom benefiting from an en-suite Bathroom, a family Bathroom, free flowing kitchen, Dining and Living area, Utility Room and WC.

Unit 2 is a brick under tile Stable Block and Cart Shed range which benefits from permission to be converted into a 3-bedroom dwelling with one bedroom benefiting from an En-suite Bathroom, open plan Kitchen/Living area, Family Bathroom, Utility and WC, Garden Room and an additional living space located in a small two storey element.

Unit 3 is a single storey, brick under tile Stable block which benefits from permission for conversion to a two-bedroom dwelling with both bedrooms benefiting from En-suite Bathrooms, open plan Kitchen/Dining Room, Sitting Room, WC and Storage cupboard.

All barns benefit from allocated parking within the courtyard area together with benefiting from outside space to each unit.

### **Lot Three - Pastureland and Woodland extending to 5.601 ha (13.84 ac), Edged Blue on the sale plan**

The pastureland and woodland is accessed directly off Lysways Lane comprising of two parcels of pasture extending to 3.452 hectares (8.53 acres) and a single parcel of adjoining woodland extending to 2.149 hectares (5.31 acres).

The land is relatively level in nature, sitting approximately 85 metres above sea level and is bounded by mature hedgerows.

The land is officially classified as Grade 3 under the MAFF Agricultural Land Classification Scheme. The land is within a Greenbelt and Nitrate Vulnerable Zone.

### **Lot Four- Woodland extending to 0.723 ha (1.79 ac), Edged Orange on the sale plan**

An attractive parcel of amenity woodland situated to the south west of Lysways Lane and opposite the entrance of Brook House Farm, extending to 0.723 hectares (1.79 acres).

The land is accessed via a foot bridge off Lysways Lane together with a gated access to the north via a right of way. The land is within a mixture of Flood Zone 2 and Flood Zone 3.

The woodland is understood to be situated within Longdon Green Conservation Area.

### **General Information**

#### **Boundaries**

The purchaser of Lot 2 will be required to erect a stock proof boundary along the points marked A – B – C on the sale plan within 8 weeks of Completion.

#### **Services**

**Lot One** – It is understood that there is mains water and electricity connection which is currently shared with the barns and land at the property. The property also benefits from private drainage by way of a septic tank to the Farmhouse.

**Lot Two** – It is understood that the barns benefit from a mains water and electricity connection which is shared with the Farmhouse. The purchaser of Lot Two will be required to install a submeter to both supplies within 8 weeks of Completion.

**Lot Three** – The land benefits connection which is currently shared with the barns and land at the property. The purchaser of Lot Three will be required to install a submeter to both supplies within 8 weeks of Completion

**Lot Four** – There are no services connected.

Prospective purchasers must satisfy themselves as to the availability and suitability of these services.

#### **Planning**

The traditional barns benefit from Permission for the conversion into three residential dwellings under application 21/00738/COU which was granted on 30th November 2021.

#### **Information Pack**

An information pack providing further details of the planning permission for the Barns including existing and proposed elevations and floor plans, Decision Notice and design access statement is available from the selling agent upon request.

#### **Rights of Way, Wayleaves and Easements**

**Lot One** - Brook House Farmhouse benefits from a right of way over the drive of Lot Two as detailed hatched Grey on the sale plan, together with a right to park in the specified parking area as detailed within planning permission 21/00738/COU.

**Lot Four** – The woodland is believed to benefit from a right of way off Lysways Lane for vehicle access as detailed hatched Brown on the sale plan.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements in existence at the time of the sale.

## Tenure & Possession

The freehold of the property is being offered with vacant possession upon completion.

## Sporting, Timber and Mineral Rights

It is understood that the sporting rights are included within the freehold sale however, it is believed that the minerals rights are excluded from the freehold sale.

## Local Authority

Lichfield Local Planning Authority 20 Frog Lane, Lichfield, WS13 6HP.

Tel: 01543308000

## Viewing

Strictly by appointment through the Uttoxeter office of Bagshaws on 01889 562811.

## Council Tax

Brook House Farmhouse is understood to be within Council Tax band F.

## Brook House Farmhouse EPC Rating Band: G

## Solicitors

Moseley, Chapman and Skemp Solicitors, 4 Trinity Place, Midland Drive, Sutton Coldfield, B72 1TX FOA: Miss P Thompson Tel: 0121 355 4537

## Method of sale

The property is for sale by Private Treaty.

## Money Laundering Regulations:

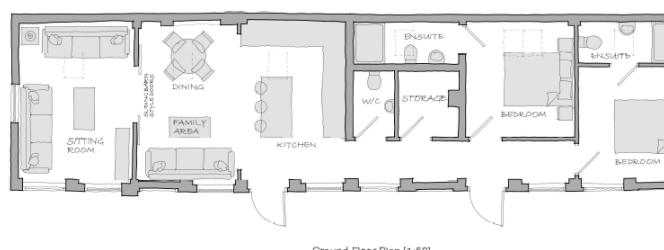
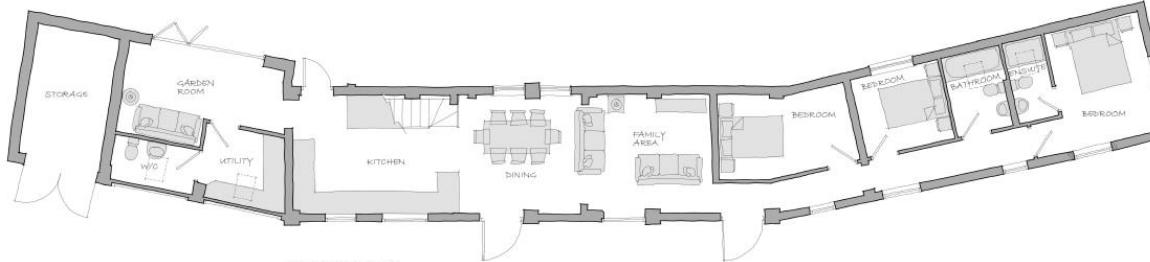
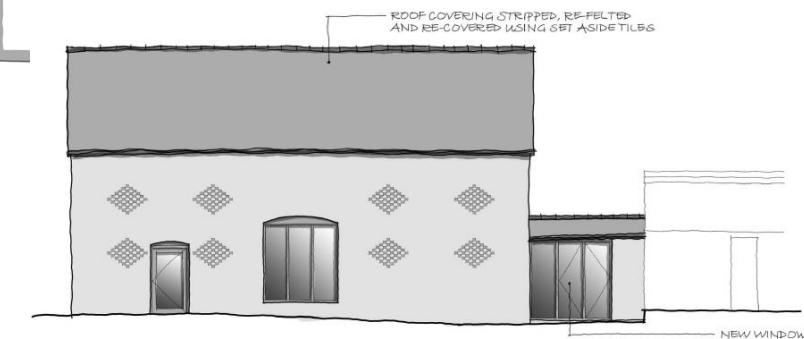
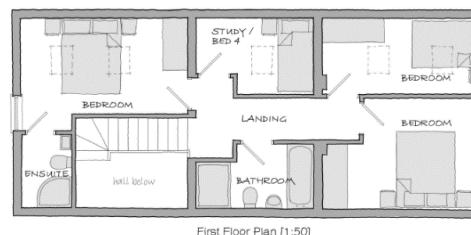
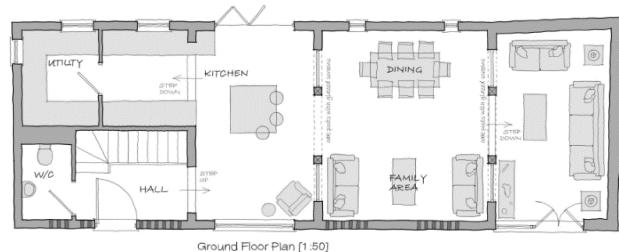
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the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

## Conditions of Sale

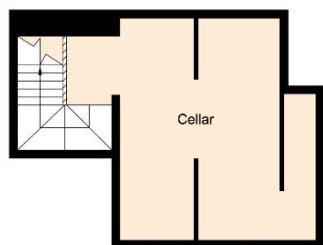
The property is for sale by Private Treaty and all offers should be made in writing to the selling agents. The successful purchaser will be required to exchange contracts within two weeks of the receipt of a draft contract.

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



Cellar



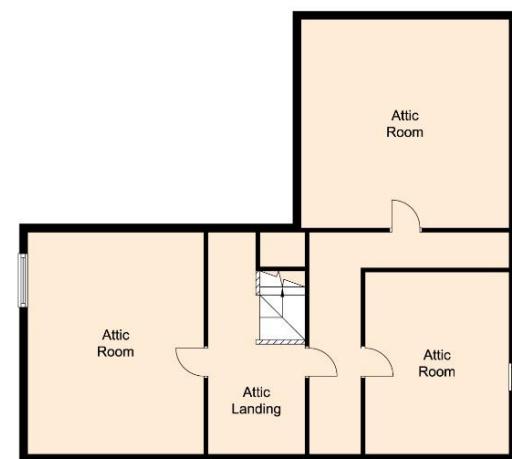
Ground Floor



First Floor



Second Floor



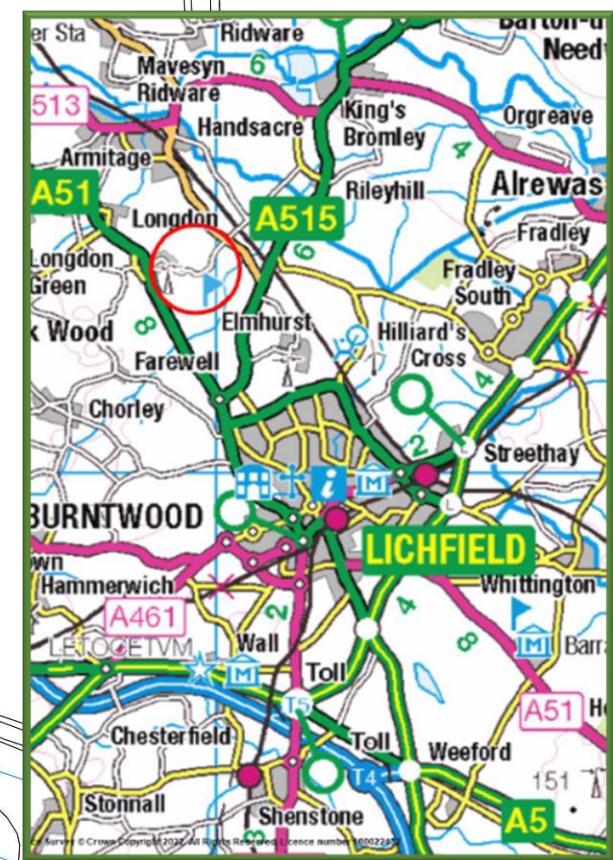
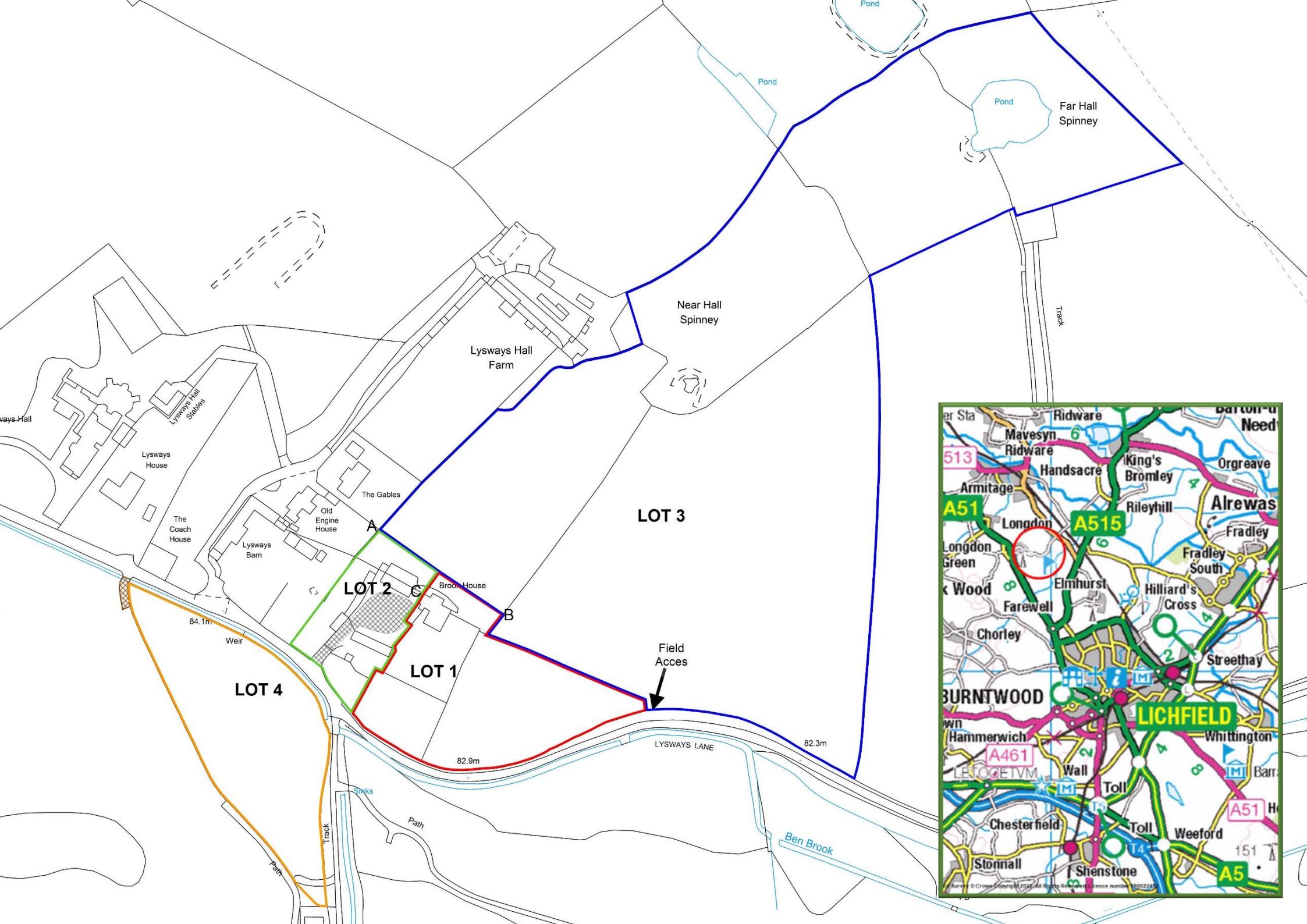
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EST 1871

Brook House Farm, Lysways Lane, Longdon Green, Rugeley, Staffordshire, WS15 4QB

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**





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