



New House Farm
Blithbury, Staffordshire





New House Farm

Uttoxeter Road, Blithbury,
Staffordshire, WS15 3HY

A substantially equipped former farm with excellent potential for equestrian use, or continued commercial/tourism/retail, comprising of approx. 27 acres, an abundance of agricultural and commercial buildings, farmhouse, staff accommodation, and development potential subj. PP.

- A spacious traditional Farmhouse with 5 reception rooms, 4 bedrooms and 2 bathrooms.
- Recently installed staff accommodation, office space, storage buildings with development potential.
- Impressive range of agricultural/commercial buildings, ready for modification into equestrian/stud or continued livestock/tourism use.
- Potential to convert.
- Many existing timber stables & field shelters.
- Young stock/loose housing barns, storage buildings, vet & treatment area, stores, workshop, fully licensed cafés.
- Extensive quality concrete yards & hard standing/car parking areas.
- Currently run as highly successful reindeer farm / tourism centre (presently largest in UK).
- Approx. 27 acres well fenced & serviced paddocks & fields.

Approximate distances in miles:

Uttoxeter 10m | Cannock 10m | Stafford 12m
Lichfield 10m | Burton on Trent 11m | Walsall 12m
Derby 29m | Birmingham 29m



Situation

New House Farm occupies a delightful rural location within easy reach of major municipalities including Lichfield, Uttoxeter and Stafford. The farmhouse is well appointed and has great potential as both a substantial residential dwelling and for prospective commercial users.

The property is conveniently situated with good access to a range of services and communications. Local amenities are available from Rugeley and Cannock with a wide variety of shops, amenities, leisure facilities & an excellent variety of private and state schools in the region.

The motorway network via junctions 11(M6) & the A50 and A38 in easy reach enable daily commuting to the Midlands or North West. Main line rail services to London can be found Stafford via Rugeley Valley Trent (2 miles).

Description

New House Farm offers a rare mix of substantial accommodation together with a range of commercial facilities and outbuildings, with broad potential for equestrian and livestock use, all set within the property's approx. 27 acres. The facilities and outbuildings currently provide a base for a commercial reindeer herd; the business is currently the largest of its kind in the UK and highly successful, but alternatively the property will lend itself especially well to a range of equine uses. The vendor reports that the recently installed stone overflow carpark would form a good base and for a 60m x 20m outdoor arena subject to planning.

The residential accommodation and equine facilities are outlined further below.



New House Farm – Farmhouse

Ground Floor:

The farmhouse is entered through the Front Entrance Hall, into the Farmhouse Kitchen with base units and work surfaces and wall units; kitchen sink and draining board with window to front of property. Leading on to: The front room, with working open fireplace, with dual aspect through three windows with views to the front and front/side of the property. This leads on to:

The dining/entertaining room, with an open fireplace and chimney breast, original quarry tile floor and views to the side of the property, leading on to: The living room, a light and airy room with a working woodburning stove. This wing of the house leads on into the older part of the house, which was once the original farmhouse kitchen, but is now utilised as an office, which has period features including exposed timber beams. This leads towards the yard, with a utility/storage cupboard and downstairs toilet facility leading to the side entrance.

First Floor:

The stairs, leading from the front entrance hall lead up to: The first bedroom, a sizeable bedroom with dual aspect windows, radiator, light and wall socket fittings, leading along the landing to: The first family bathroom, with bath and basin, with room for a standing shower unit, leading on to: The second bedroom, with views to the front side of the property, radiator, light and wall socket fittings, leading on via the landing to: The second family bathroom, with close coupled W/C and wash basin, and bath. This leads on via the corridor to:

The third bedroom, a single bedroom with a view from the window to the side of the property and



radiator/wall sockets and light fittings, leading to: The fourth bedroom, a double bedroom with views to the side of the property, radiator, light and wall socket fittings. Via the corridor, this leads on to: The upstairs kitchen/living area, with sink/draining board and base units, views to the rear of the property.

Outside

Newhouse farm is approached from the B5065 via a private tarmac driveway, with double gated access leading to the front yard. This is a substantial concrete yard which stretches from the farmhouse right around to the commercial/agricultural buildings complex. In more detail, these are outlined below.

Commercial Outbuildings (refer to Site Plan)

The outbuildings that are utilised commercially are numerous and vary in size and construction, and range from traditional brick outbuildings to steel portal framed and log cabins, specifically:

- A range of traditional brick outbuildings. The main being that which adjoins the farmhouse, with full planning and currently equipped & successfully run as a café with mezzanine dining area upstairs, kitchen and counter/retail facilities in place. Adjacent storage rooms.
- Further traditional brick construction outbuilding currently used for veterinary/agricultural office administration.
- The old dairy. This is of traditional brick construction, with planning currently being sought for residential conversion.
- A recently installed quality timber construction cabin, with glass 'shop' window and double French doors (currently utilised





as a ticket office). This would suit future retail as a potential equestrian tack shop or indeed tack room storage. Fully insulated with electricity services.

- A second timber construction shop unit, with electricity, counter unit, and glass frontage.
- The old parlour. Steel portal frame and concrete block construction, with lighting, electricity, and upstairs storage. Currently utilised as an education/classroom area.
- Toilet building. Equipped with cubicle units, in two rooms (ladies & gents).
- The Barn. This forms a second café and retail area, with a childrens play area, fully functioning brick chimneybreast and log burner, strip lighting, and commercial kitchen area. There is a sales counter and seating area.
- Further commercial/agricultural/equestrian storage which could be utilised as workshop space or potential tack storage, including what is currently used as an educational/petting building which may form useful equipment/amenity use for equestrian use.



Agricultural/Equestrian Outbuildings (refer to Site Plan)

The outbuildings that are utilised currently as agricultural buildings, of traditional steel portal frame and concrete block/panel construction, with timber Yorkshire-boarding uppers, translucent roof lighting, and fully serviced with electricity, lighting and water. They are currently split up and gated for stock housing and storage.

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- A block of three timber stables.
- Stock shed – a spacious three bay building of recent construction in with block walls, concrete floor and Yorkshire boarding. Gated within
- Timber lean-to – currently used for storage
- Stock shed – a 3 bay barn, of block wall construction and strip lighting within, gated divisions within.
- Large stock shed – a five bay stock shed with hardcore base, concrete wall and Yorkshire boarding upper, with internal lighting
- Further stock housing within two large lean-tos (two and three bay width) with concrete yard frontage, gated and fenced for outdoor stock housing.
- 13 additional timber field shelters within the paddocks recently installed of quality construction, including a number with gates and concrete based.

Yard Space & Parking

New House Farm benefits from a number of extensive concrete yards and additional hard standing on stone and hardcore, including an overflow carpark measuring 20x100m of levelled hardcore construction which could be converted and adapted to form a 20x60m manège, subject to planning permission.





Agricultural Managers Dwelling (refer to Site Plan)

New House Farm features a large high specification chalet which forms the agricultural worker's dwelling. This is in accordance to full planning permission which was granted for a dwelling to be inhabited by a manager/staff for eight months of the year. The vendor has been advised that full occupational permission could be sought for those requiring accommodation all year around, for a yard manager/agricultural staff, subject to application to the local authority. In brief, the accommodation consists as follows:

A Scandinavian style building, with LPG heating system with radiators throughout.

Bedroom 1 - a large double bedroom, with French doors and decking frontage, overlooking the pastureland. Walk in dressing room. Shower room and toilet.

Bedroom 2 - with dual aspect views across the pastureland.

Living room - a large living room, with French doors leading out to decking, set up for wood burning stove.

Kitchen - fitted with base units, plumbed sink, wired for cooking facilities.



Land & Paddocks

The land at New House Farm measures approximately 26 acres, and consists of 16 individually fenced paddocks. The grass pasture is being sold in excellent condition, the fencing itself having considerable value with quality timber post and rails, and timber and galvanised field gates. The land is split into usefully sized enclosures, ideal for equestrian use, with tracks between, and serviced with individual water supplies.

Agents Remarks

There will be an overage facility in place on the four paddocks shown on the land plan, at the northern most boundary of the property. For more details, please refer to the Agent.

Tenure

The vendor reports that the tenure is freehold.

Services

Mains water. Mains electricity. Private drainage via septic tanks. Farmhouse: Electric central heating, with underground LPG tank also recently fitted but not yet utilised. Managers Dwelling: LPG central heating, drainage to septic tank.

Local Authority

Staffordshire County Council. Website: www.staffordshire.gov.uk. Council Tax Band F.

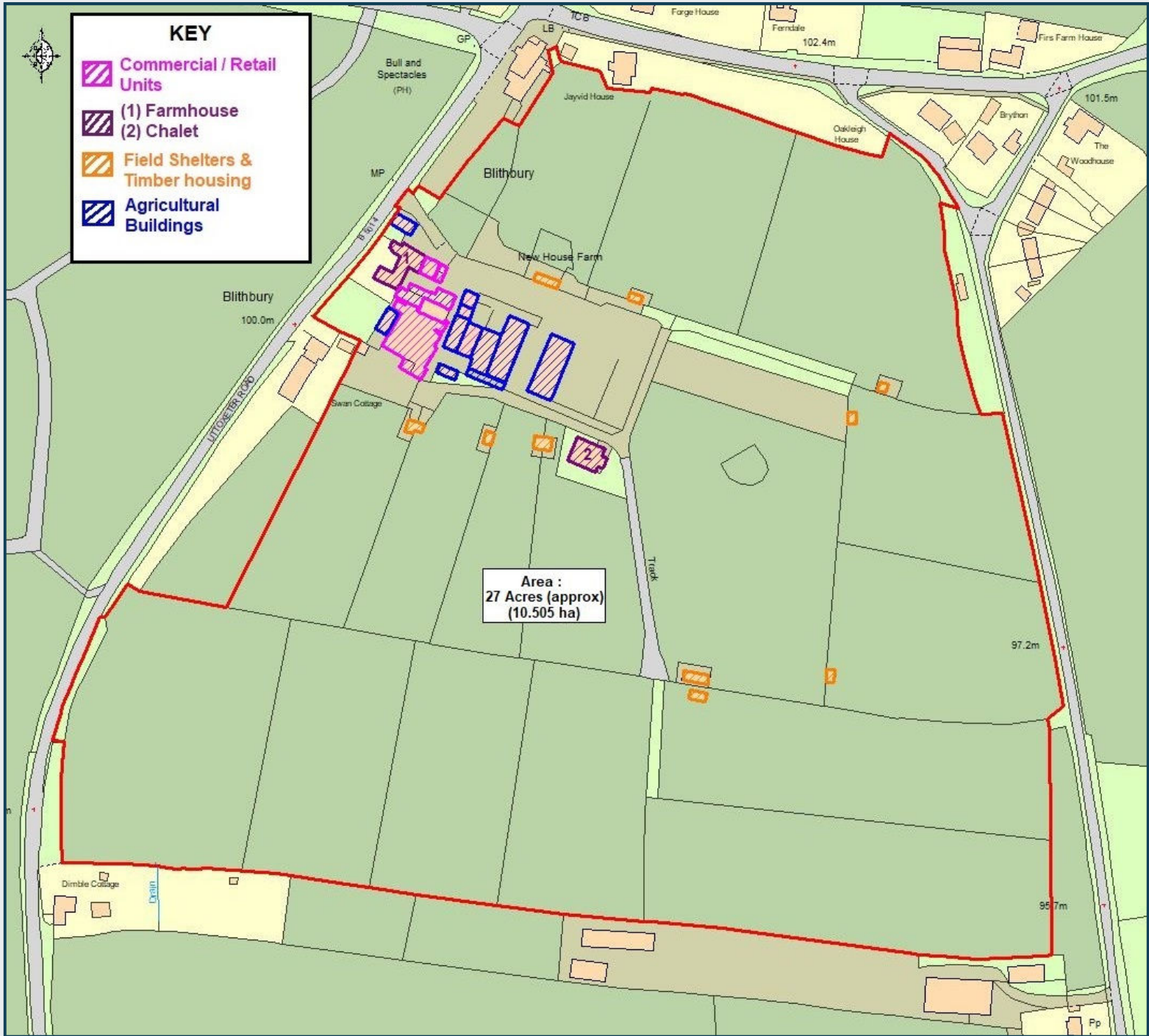
Farmhouse EPC

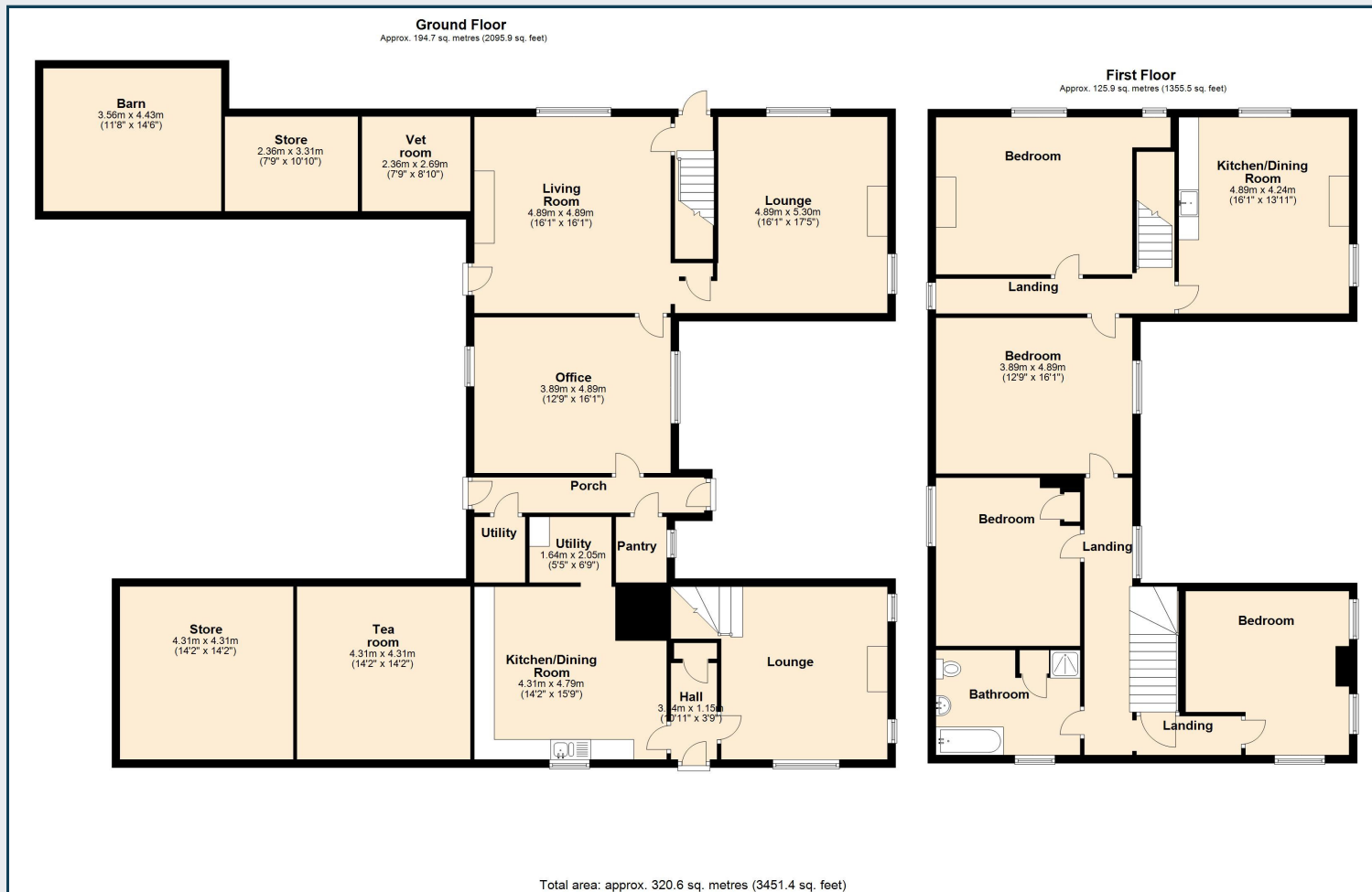
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Directions (Postcode for Satnav: WS15 3HY)

From Cannock, head northeast on the A460 (Hednesford Road) towards Rugeley. Passing Rugeley Town station, continue on the B5013. Continue to the A51 roundabout, taking the second exit onto Colton Road. After 0.5 miles turn right at the T-junction, onto Blithbury Road, continue for 2.5 miles. At the end of this road, turn right onto Uttoxeter Road (adj. Bull & Spectacles pub). Continue for 200 yards, the property entrance will be found on the left.







Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jacksonequine.com
jackson-property.co.uk
Email
info@jackson-property.co.uk

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