



Toll House Nursery

Mavesyn Ridware, Near Rugeley



Toll House Nursery
Mavesyn Ridware
Rugeley
Staffordshire, WS15 3QB



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2



1



TBC



1.32 ac

The Toll House Nursery is a detached rural house with a former commercial site for a plant nursery equipped with polytunnels extending in total to 1.32 acres (0.53 hectares)

Directions:

From the A515 at Kings Bromley, towards Lichfield, take the A513, Rugeley Road and carry on until you reach the end of the road. Then at the next junction, turn right onto B504. In approximately 0.2 miles, the property will be on the right-hand side as indicated by our 'For Sale' board.

Location:

Toll House Nursery is in a rural position just outside of the village Hill Ridware, and is in close proximity to Rugeley (4.2 miles) and Lichfield (5.9 miles). Major arterial roads of the A515 and A51 are in close proximity, as well as train stations at Lichfield and Rugeley Trent Valley, offering great links to Birmingham, London and Manchester.

The property is offered by Public Auction at 3.00pm on Monday 17th November 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Auction Guide Price: £450,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

From the rear door of the property, it leads into the utility room with washing machine point before leading through into the farmhouse style kitchen complete with oil Stanley cooker. From here a small corridor leads to the downstairs cloakroom, office and into the large dining / sitting room being the main family area of the house. The stairs to the first floor can be found behind a door in the sitting room.



First Floor

The staircase arrives in the upper landing, leading through to upstairs living accommodation. A large principle bedroom sits to the front of the property, while a second double bedroom with fitted wardrobes is located overlooking the rear garden. A further third single bedroom completes the space along with a recently refurbished family bathroom equipped with a shower cubicle, WC, Bidet and vanity sink unit.



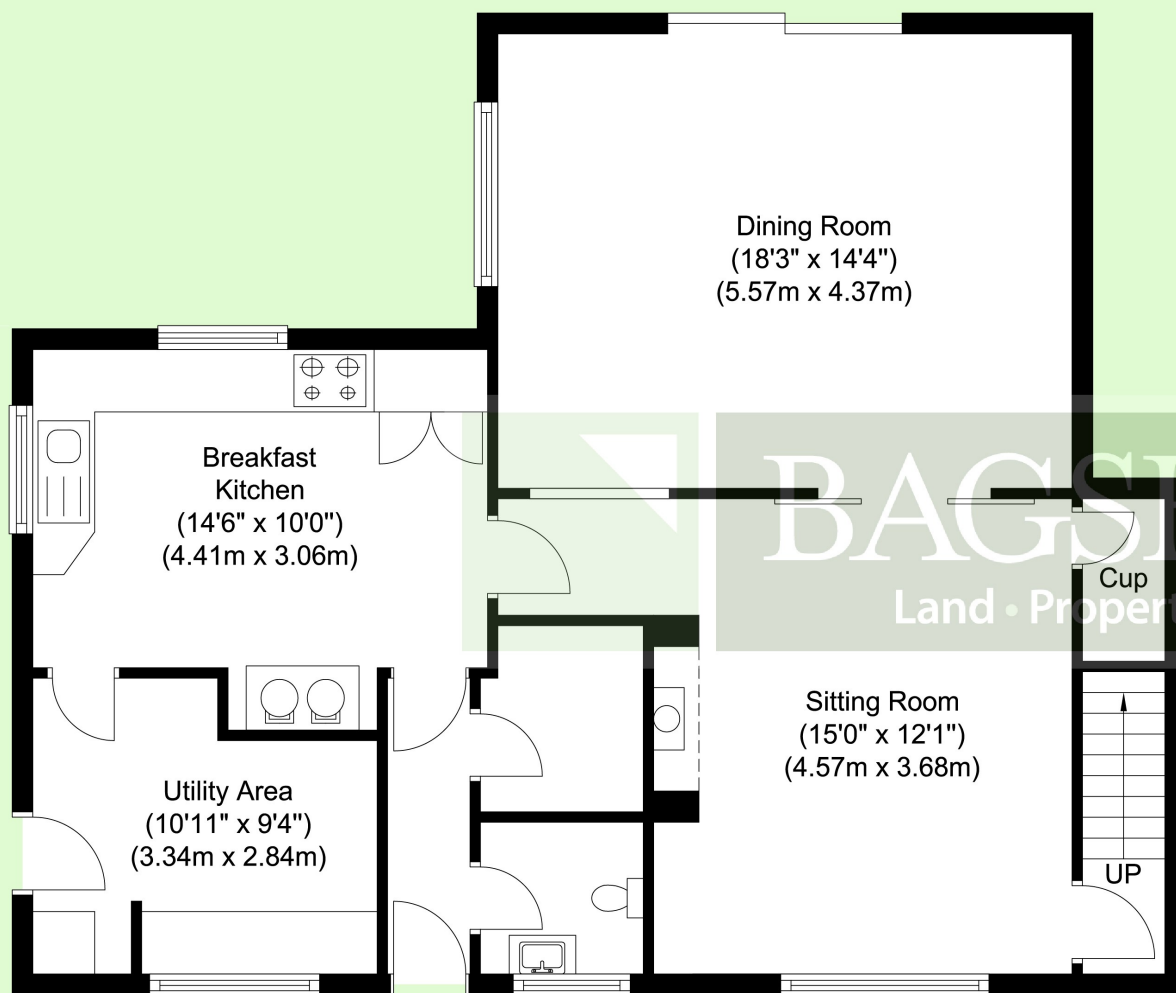
Externally

The property benefits from a large detached garage and garden area to the rear of the house, formerly used as a vegetable patch by the previous owners.

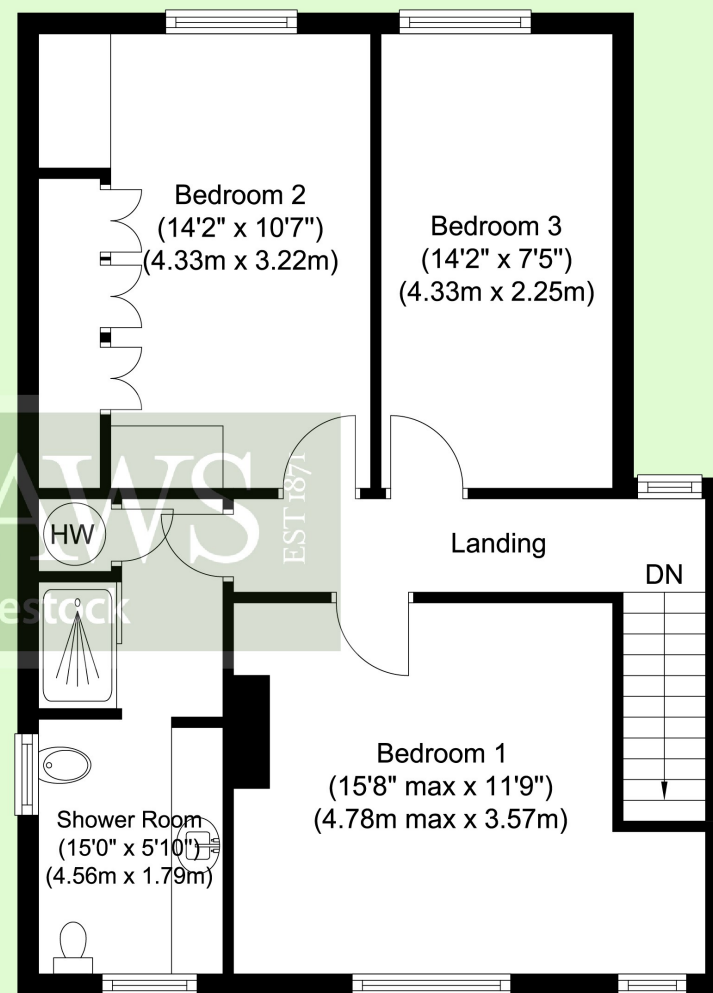
The property has a gravel driveway off the main road and access to the nursery can be created by removing the back fencing around the driveway area. Immediately to the side of the house is the former nursery site with the poly tunnels (some still covered) still in situ. A large car parking area adjacent to the poly tunnels is laid to hard core and gravel



Ground Floor



First Floor



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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



Approximate Boundary
Outline



General Information

What 3 words: ///snoozing.conquest.gender

Condition: We believe the property has had some structural movement. No surveys have been undertaken, and buyers should make their own enquiries and satisfy themselves with regards to this.

Services:

The property benefits from Mains Water and Electricity connections. The property is heated via oil fired central heating. The sewers are to private drainage via a modern package treatment plant with soakaway. Prospective purchasers must satisfy themselves with the suitability and availability of these services.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

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. There is to be no right of way into the nursery from the main driveway with the access coming from the driveway to the house.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority: Lichfield District Council, 20 Frog Lane, Lichfield, Staffordshire, WS13 6HS Tel: 01543 308000

Solicitors: Gardner Champion Solicitors, Brook House, Brook Square, Rugeley, WS15 2DT.

Viewings: Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

General Information

Council Tax Band –

EPC – F

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 17th November 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Conditions Of Sale

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Money Laundering Regulations 2017

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits and Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

Parking is currently on the Driveway.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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