



Lysways Hall Farm

Lysways Lane, Longdon Green, WS15 4QB



Lysways Hall Farm

Lysways Lane
Longdon Green
WS15 4QB



4



2



2



TBC



37ac

Positioned in an attractive and desirable rural location, Lysways Hall Farm offers an excellent opportunity to acquire a unique rural property. It includes an expansive walled garden, a detached farmhouse for full renovation (previously subdivided into two semi-detached cottages), a barn with planning consent for residential conversion, and further agricultural buildings—all set within 37.07 acres (15.001 hectares).

Available as a whole or in up to 3 lots.

Guide Prices:

Lot 1: Farmhouse and Walled Garden **OIRO £500,000**

Lot 2: Barn for Conversion **OIRO £250,000**

Lot 3: 31.45 acres of Grassland **£350,000-£400,000**

Whole: £1,100,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





Location

Lysways Hall Farm is located approximately 4.9 miles northwest of the Cathedral City of Lichfield, 5.7 miles southeast of the town of Rugeley and 8 miles northeast of the town of Burntwood. The property is close to good road network links being a short drive from the A51, A515 and A38 with Lichfield Trent Valley train station which provides a regular service to London Euston and Crewe.

Directions

From Lichfield head north on the A51 (Western Bypass) and at the roundabout take the first exit onto A51/Stafford Road. Continue on A51 for approximately 1.5 miles and turn left towards Longdon Green. At Longdon Green turn right onto Lysways Lane, under the A51 bridge and continue for approximately 0.5 miles. Lysways Hall Farm is situated on the left hand side, as indicated by our For Sale board. The property sits back from the Lane along a sweeping hardcore driveway. The entranceway off Lysways Lane is shared with Lysways Barn; please bear left along the shared driveway.

What3Words: ///promote.aside.sharpened

Lot 1

Offers in the region of £500,000

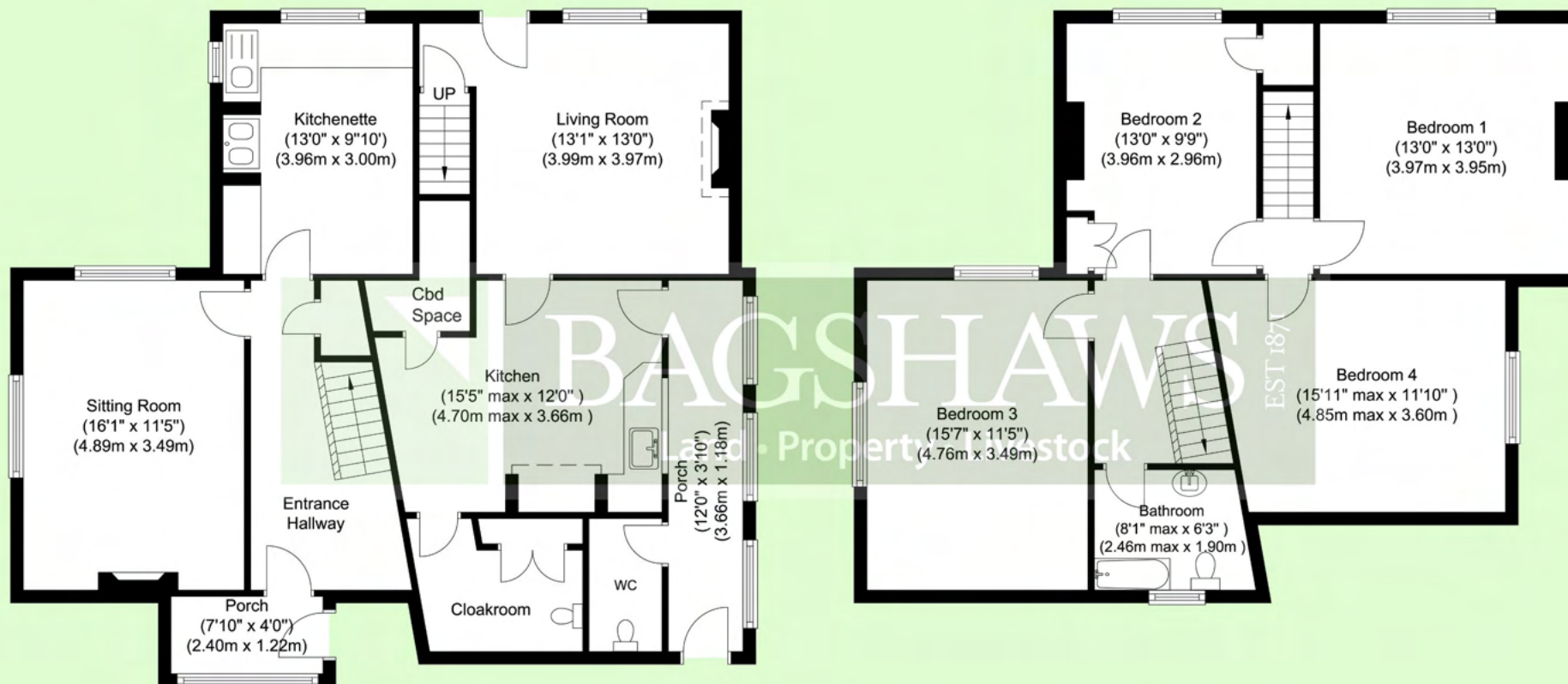
Extending in all to 3.02 acres (1.221 hectares), as well as the impressive walled garden, Lot 1 comprises the farmhouse, which has previously been split into two dwellings, the Western Cottage and the Eastern Cottage. They require full renovation and modernisation, being set beside the walled garden, nearby the range of agricultural buildings, which partially adjoin sections of the walled garden.

The **Western Cottage** features a front lean-to porch, kitchen, cosy living room with fireplace, and a cloakroom. Upstairs offers two double bedrooms, one with an original fireplace and loft access.

The **Eastern Cottage** is accessed via a rear porch, leading into a hallway, sitting room and kitchen with an oil-fired Rayburn cooker. Upstairs provides two double bedrooms and another with a partially collapsed ceiling, plus a bathroom with bath, WC, and basin.

Ground Floor

First Floor

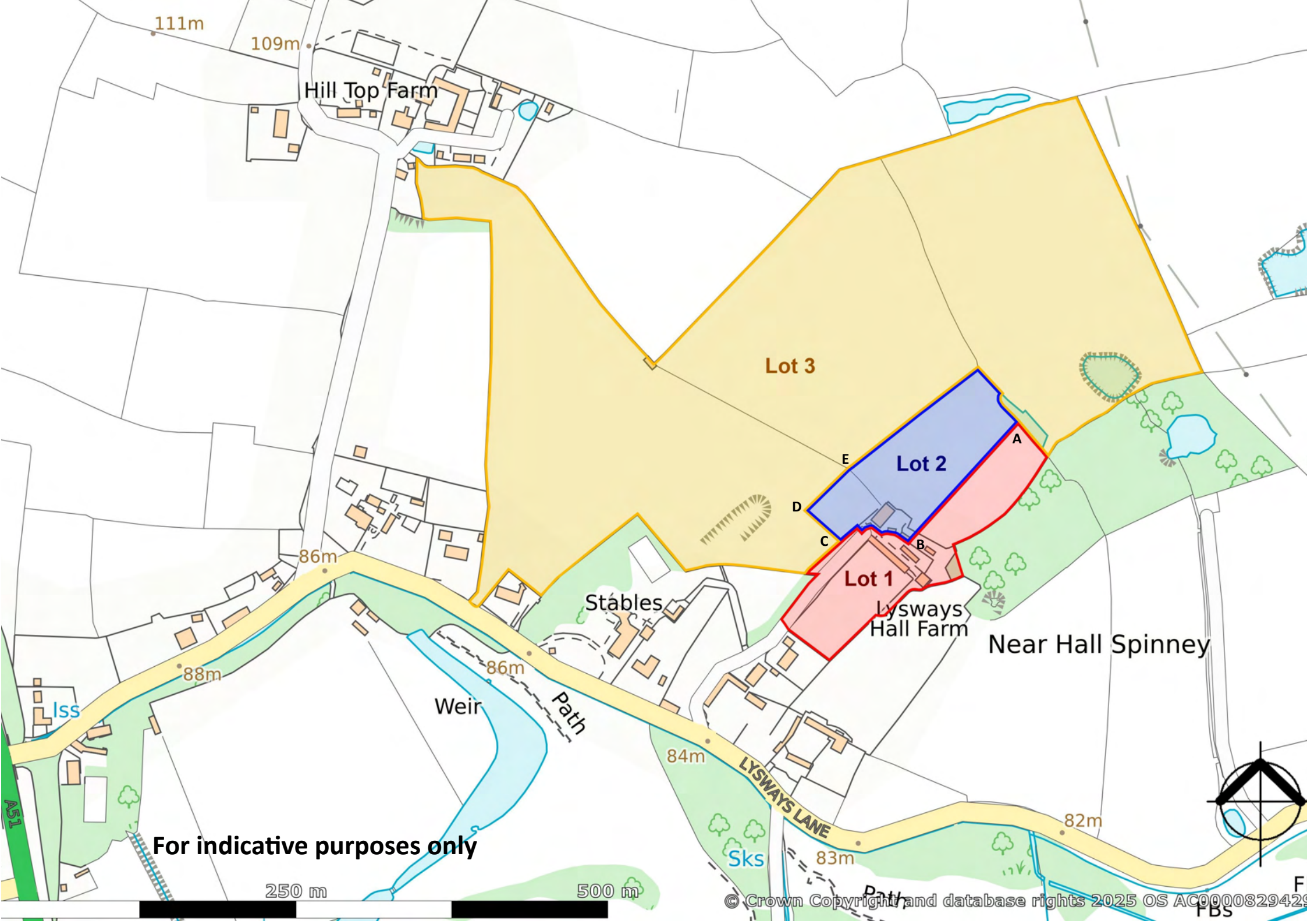


Lysways Hall Farm, Lysways Lane, Rugeley, WS15 4QB

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



Hill Top Farm

Lot 3

Lot 2

Lot 1

Lysways
Hall Farm

Near Hall Spinney

Stables

Weir

Path

LYSWAYS LANE

For indicative purposes only

250 m

500 m

© Crown Copyright and database rights 2025 OS AC0000829429



Lot 1
Approximate Boundary





Buildings

The buildings are situated to the west of the farmhouse and in close proximity. The main ones of note include:

1. **Utility Room** – A detached brick under tile utility room located opposite the farmhouse's back door. It features a mono-pitch roof, plumbing, and a sink.
2. **Barns** – A range of brick barns positioned along the northeast side of the walled garden.
3. **Former Dairy Buildings** – Brick lean-to structures with asbestos roofs.
4. **Lean-to Implement Store** – A brick-built structure adjoining the walled garden, with a slate roof and timber windows.
5. **Machinery Store** – Situated within Lot 2, this building has planning consent for residential conversion. It currently comprises four bays with brick pillars, a timber frame, and an enclosed concrete block pen.

Additional buildings include a garage and workshop, as well as various former livestock housing structures. The property also benefits from a small range of former horticultural buildings including a former melon house. Some of these are located within the walled garden, along with a small brick livestock barn situated in the adjoining field, which forms part of Lot 3.



Lot 2

Offers in the region of £250,00

An excellent development opportunity to create an impressive four bedroom family home within 2.60 acres (1.053 hectares).

Planning

The consent was granted on 15th December 2023, under application 22/00842/COU, for 'Change of Use from agricultural outbuilding to dwellinghouse'.

The approved design also includes consent for a double height large kitchen living space, separate utility room, family bathroom, two downstairs double bedrooms and a separate guest WC. The first floor comprises 2 bedrooms, each with their own ensuites and one with a dressing room.

We advise all interested parties to inspect in full the planning permission documents that are available on Lichfield District Council planning portal, to make themselves aware of the conditions. Alternatively we are able to email the documents to interested parties.





Lot 2
Approximate Boundary

Lot 3

Guide Price: £350,000-£400,000

This lot extends to 31.45 acres (12.727 hectares), comprising 3 parcels of productive grassland, which benefit from access from Lysways Lane, via a direct roadside gateway (**What3Words: ///situation.alpha.digit**) and via a right of way over the farm drive.



General Information

Tenure and Possession - The property is being sold freehold with vacant possession upon completion. The land is currently occupied under a grazing and mowing licence due to expire on the 31st October 2025.

Rights of Way, Wayleaves and Easements - The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

In the event that Lot 2 is sold separately, easement rights will be granted for water and electricity services, in addition to rights to connect into existing services at the property, subject to there being adequate capacity and the purchasers of Lot 2 paying for the provision and installation of sub meter (s) and service usage.

Lot 3 will benefit from a secondary access via a right of way over the entrance drive from Lysways Lane for agricultural purposes only.

Viewings - Strictly by appointment through the Ashbourne Office of Bagshaws.

Solicitors - Ansons Solicitors, St Mary's Chambers, 5-7 Breadmarket Street, Lichfield WS13 6LQ

EPC - TBC **Council Tax Band** - B **Local Authority** - Lichfield District Council

Method of Sale - The property is for sale by Informal Tender, with the closing date for all tender forms to be submitted being **Thursday 28th August 2025**. All tenders must be received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by **Thursday 28th August 2025** at 12 Noon.

It should be noted that the vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the seller's absolute discretion.

To request a tender form, please contact the selling agent.



Services - The property is connected to a metered mains water supply which supplies the farmhouse and some of the buildings. The farmhouse benefits from oil fired central heating.

If required, the purchasers of Lot 3 will be granted easement rights to connect into the water supply on Lot 1, subject to there being adequate capacity and them paying for the provision and installation of sub meter(s) and water usage.

The farmhouse has drainage to a septic tank. Due to its age, the drainage system is not expected to comply with current regulations.

Prospective purchasers are advised to make their own enquires regarding compliance and any associated costs of upgrading the foul drainage at the property and must satisfy themselves as to the availability and suitability of all services.

Boundaries - The purchaser of Lot 1 is required to erect a stock proof boundary fence along the points marked A – B on the sale plan within 2 months of completion, with the purchaser of Lot 2 being under an obligation to pay half the costs of erecting the fence.

The purchaser of Lot 3 is required to erect a stock proof boundary fence along the points marked C – D – E on the sale plan within 2 months of completion.

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.

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.

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.

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.



Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : ashbounre@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

