



Long Lane Head Barn

Hilderstone



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Long Lane
Hilderstone
Staffordshire
ST15 8SN

An excellent opportunity to purchase a detached traditional brick and tile barn having Class Q prior approval for the conversion into a spacious residential dwelling on a generous plot in the region of 0.3 acres.

Delightfully located along a no through road on a quiet country lane with gated roadside access and backing onto open fields to two aspects and enjoying far reaching views.

Just outside the popular village of Fulford with excellent road links via the nearby A50 blending an excellent combination of rural living with the practicalities of commuting.

For Sale by Public Auction

at 3pm on 17th November 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Guide Price:

£200,000 - £225,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



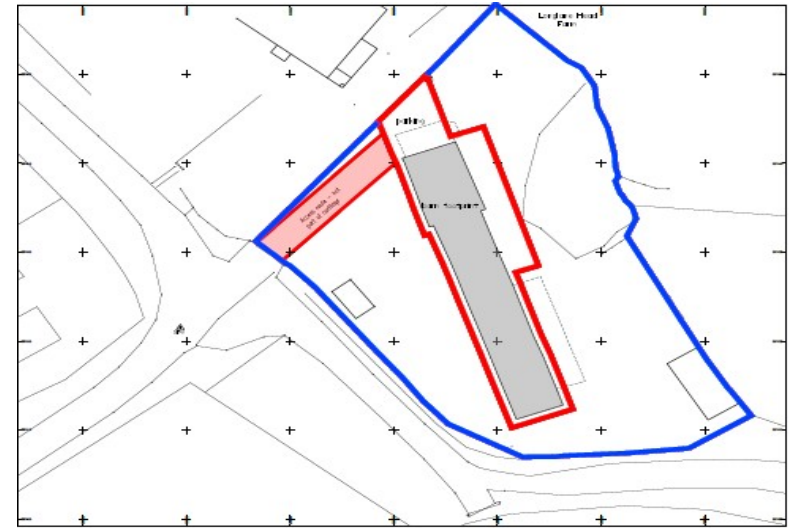
Planning Information

Description:

The detached barn offers potential to convert into a two storey dwelling with planning consent granted for the conversion of an existing agricultural building to a residential dwelling. The current planning approval information can be found on the Stafford Borough Council planning portal, searching ref; 25/40269/PAR.

Previously planning had been granted for two dwellings within the detached barn.

The plot is bordered by hedging with the intention for the front to provide off road parking with private gardens to the side and rear. A particular feature of the design is the large picture window in the gable end which will offer far reaching views of the picturesque scenery.





E-01

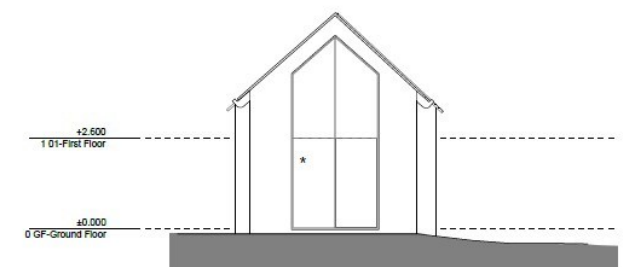
Front Elevation Proposed

1:100



E-03

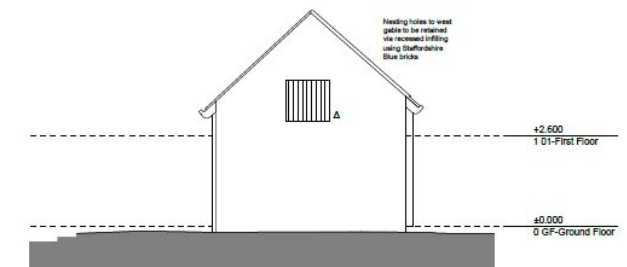
Rear Elevation Proposed



E-02

Side Elevation

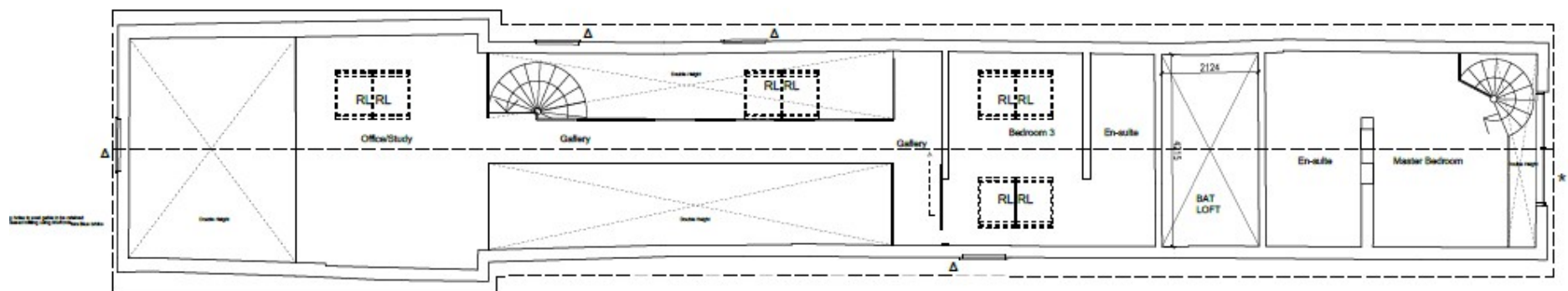
1:100



E-04

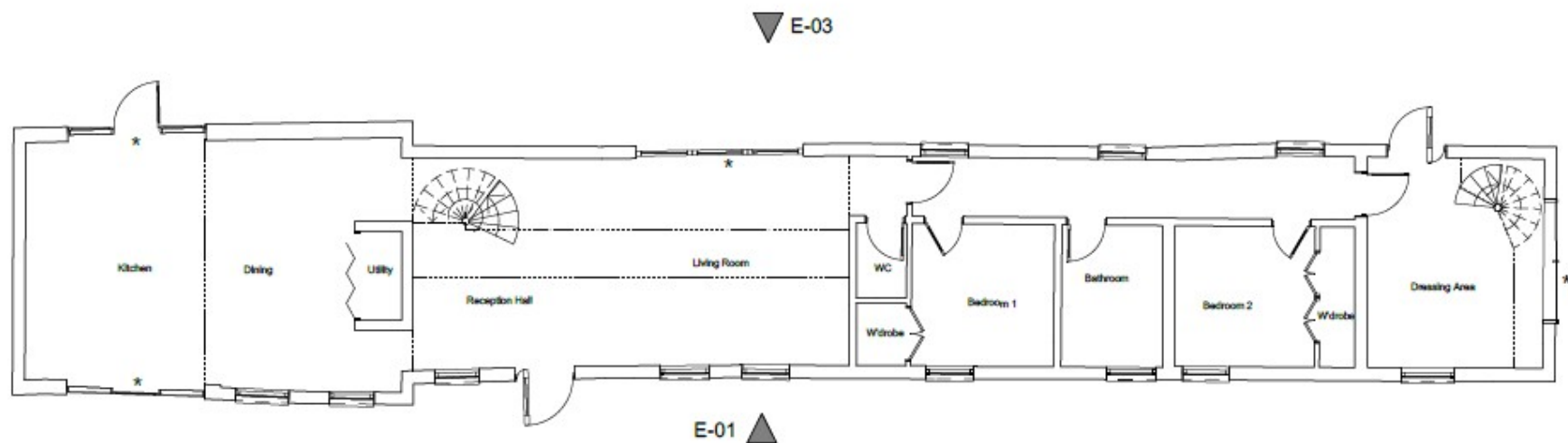
Side Elevation

1:100



First Floor Plan Proposed

1:100



Ground Floor Plan Proposed

1:100

General Information

Services:

There are no services currently connected to the site, however we understand water and electricity are readily available although a buyer is advised to satisfy themselves in relation to the cost and viability of connecting services.

Tenure and Possession:

The property is sold Freehold with vacant possession.

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.

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:

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ Tel. 01785 619000

Directions:

What3words///slack.shrugging.invoices

Viewings:

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

Method of Sale:

The property is offered by Public Auction at 3pm on Monday 17th November 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Bowcock and Pursail, 9-11 Carter Street, Uttoxeter, Staffordshire, ST14 8HB Ref: Joy Hancock

Broadband Connectivity and Mobile Network Coverage:

Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

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 & 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

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 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.

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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