



Robin Hill

Muckley Corner, Lichfield



Robin Hill
Walsall Road
Muckley Corner
Lichfield
Staffordshire, WS14 0BG



3/4



2



1



TBC



0.79 ac

Robin Hill is a unique detached three/four bedroom property with planning granted to extend to five bedrooms with additional living accommodation close to the city of Lichfield. From the main road past the property, the entrance gates lead you along the access track before turning into the property. Situated in mature and extensive gardens, Robin Hill enjoys a secluded and private location despite it being located within a few minutes of the A5 and A461 Walsall Road junction.

Directions:

From Lichfield City Centre, take the A461 Walsall Road out of Lichfield heading towards Burntwood. At the Pipe Hill Island, take the first exit on the A461 heading towards Walsall & Brownhills for 1.5 miles. Just before you reach the Muckley Corner island, our "For Sale" sign is on the left hand side. From A5, travel along the A5 to Muckley Corner and take the exit signposted A461 Lichfield. Just past the houses on the right-hand side of the road, our "For Sale" sign denotes the entrance to Robin Hill.

Guide Price: £675,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor & Cellar Areas

From the front of the property, stone stairs lead over a balcony to the front door and glass fronted reception area into the ground floor of the property. To the right hand side of the ground floor is the Kitchen, a Utility Room with fitted cupboards, Downstairs Cloakroom and Dining Room with an electric shower point. There are also stairs leading down into the two basement rooms immediately below with access into the underground garage and also to the rear garden area.

From the front door leading through in to the left hand side of the property is a large hallway with feature staircase and window, large Sitting Room with windows overlooking the front garden and the Study / Bedroom Four with views over the rear garden.

Immediately below the Sitting Room and Study and accessed from the underground garage, is another large basement area which is split into three full height rooms. The Cellar Areas are tanked and lined and so are fully dry providing excellent storage space or another level of living space.

The property benefits from large windows in every room providing light and views over the surrounding garden and outside space.





First Floor

The staircase rises from the entrance hall where you can find a generous master bedroom with built in wardrobes to provide lots of storage, with triple aspect views of the garden area. There are a two further bedrooms with views over the rear garden, both fitted with built in wardrobes and double aspect windows. There is a large family bathroom equipped with a bath and a storage cupboard.

The property has also gained planning permission to increase the accommodation.



Externally

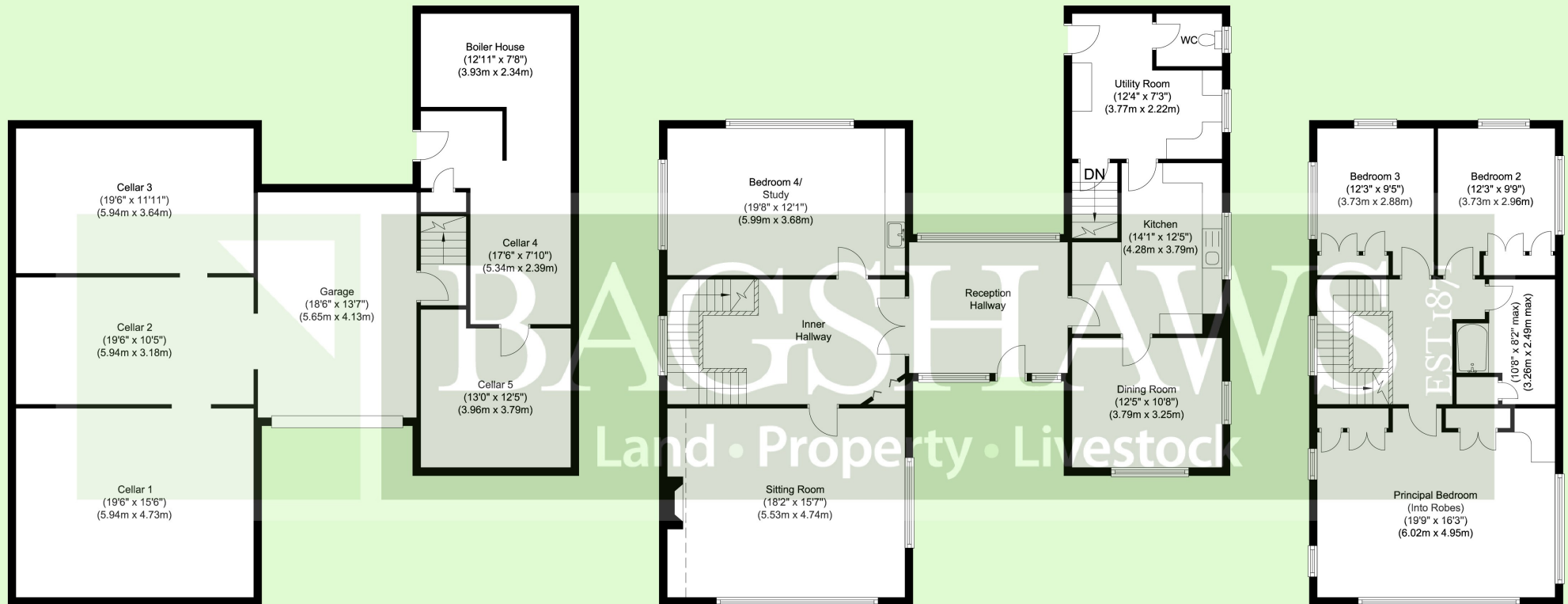
Leading to the property from the shared access driveway off the A461 is a stone track drive which arrives at the front of the property with parking for up to four cars. The property is set within a long plot reflecting its history as a former canal site. To the rear of the property is mature garden space lined with trees and large shrubs. A further access driveway to Moat Bank Lane follows the route of the old towpath and has gated access directly on to Moat Bank Lane.



Lower Ground Floor

Ground Floor

First Floor



Robin Hill, Walsall Road, Lichfield WS14 0BG

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

Planning

The consent was granted on 3rd March 2025 under application No. 25/00071/FUH , for the erection of a first floor extension over the existing single storey part of the dwelling and a glazed link to connect the two wings of the property. The approved design allows for an extra two bedrooms to be added to the existing footprint of the property. Further to this an additional Certificate of Lawfulness (Proposed) under application No. 25/00697/CLP has been granted on 20th June 2025 to extend both sides of the property to the rear for the following: the Study Room by up to 4 metres by 6 metres with a flat roof; the Kitchen extended by 4 metre with a width of 4.4 metres; the Porch to be extended to the front of the property by 1.5 metres with a width of 2.5 metres.

We advise all 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.

Drawings for illustrative purposes ONLY and only show Application No. 25/00071/FUH (not to scale)



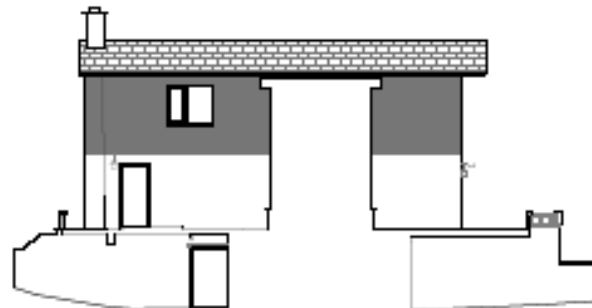
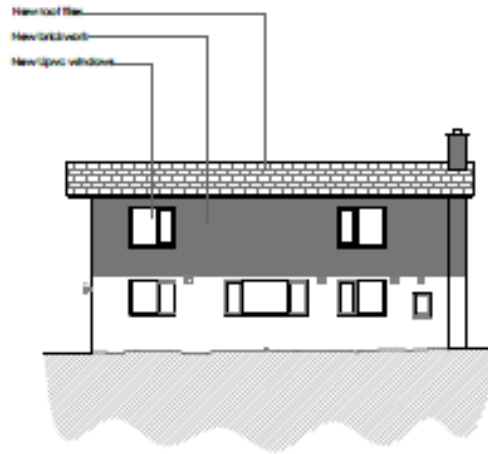
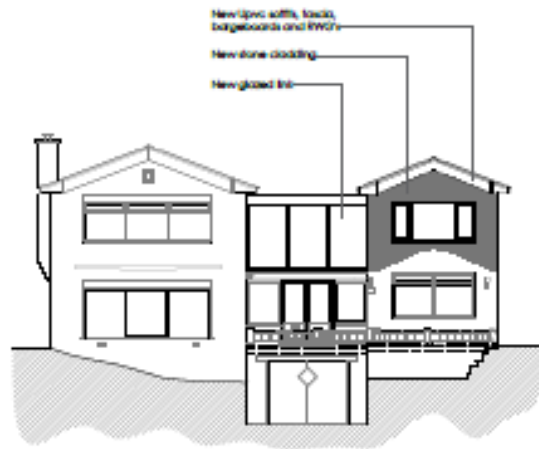
Proposed First Floor Plan
scale 1:100@A3



Proposed Ground Floor Plan
scale 1:100@A3

External Planning Elevations

For illustrative purposes only and only show application No. 25/00071/FUH, not to scale



General Information

Services:

The property benefits from Mains Water, Gas and Electricity connections. The sewers are to private drainage via a septic tank. Located in the rear garden. 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. The Property benefits from a right of way over the main driveway to access the property. There is drainage pipe easement for the benefit of a neighbouring property which passes underneath the full length of the property. Details can be provided upon request from the Agent.

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

Viewings:

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

Council Tax Band – E

EPC – D

Method of Sale: The property is for sale by private treaty.

Lichfield & Hatherton Canal Restoration Trust:

The land immediately adjoining the rear garden and the entrance via Moat Bank Lane will be restored to a former lock flight at some stage under the plans for the Lichfield & Hatherton Canal Restoration project. The secondary access to the property from Moat Bank Lane will form the new tow path for this area but will accommodate the access to the property as well. Further information is available directly from the Lichfield and Hatherton Canal Restoration website.

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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