

The Stables, The Oaks

Hadley End, Yoxall

BAGSHAWS EST 1871
Land • Property • Livestock

The Stables, The Oaks

Hadley End

Yoxall

Staffordshire

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An excellent investment opportunity to purchase an Eco Friendly off grid property currently used as a holiday let in the picturesque location of Hadley End, Yoxall. We understand from the vendor that the occupancy rate for the property is between 75% and 80%.

Guide Price

£210,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com











The Stables

Location

An excellent investment opportunity to purchase a commercial building currently used as a holiday let in the picturesque location of Hadley End, Yoxall.

Open Plan Kitchen and Living Area

Large open plan kitchen and living area with feature log burner, quarry tiled floor, floor and wall kitchen units with an integrated oven and hob with beamed ceilings.

Bedroom 1

A good sized double bedroom with laminate flooring and window.

Bedroom 2

Double bedroom with laminate flooring and window

Shower Room

Shower room with quarry tiled floor, W/C, Belfast Sink basin, shower.

Planning for The Stables

The planning application has been approved for a third bedroom under planning application number P/2024/00204. Planning consent for residential use has been approved under the planning application number P/2026/00578.

Externally

The property has an undercover patio area as well as a lawned garden.


Fire Exit






Fire Exit

General Information

Directions:
From Lichfield take the A515 towards Kings Bromley. Proceed through Kings Bromley and Yoxall. On leaving Yoxall take the first left when the road forks at Woodmill Bridge. Proceed to the junction where five roads meet and turn half left, sign posted for Hoar Cross Hall Hotel along Maker Lane for approximately 0.5 miles. Take the first left onto Upper Hoar Cross Road, with the property located on your right hand side approximately 100 metres from the junction.

Services:
The property is serviced by mains water, private septic tank, LPG and Solar Panels.

Tenure and Possession:
The property is sold Freehold With vacant possession.

Viewing:
Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Ashbourne Office on 01335 342201 or by email at ashbourne@bagshaws.com.

Fixtures and Fittings:
The property is to be sold as seen. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

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

Rights of Way, Wayleaves and Easements:
There will be a right of way over the driveway. There are no other rights or way, wayleaves or easements.

Local Authority:
East Staffordshire Borough Council

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
Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this area.

EPC: E

Council Tax Band: F

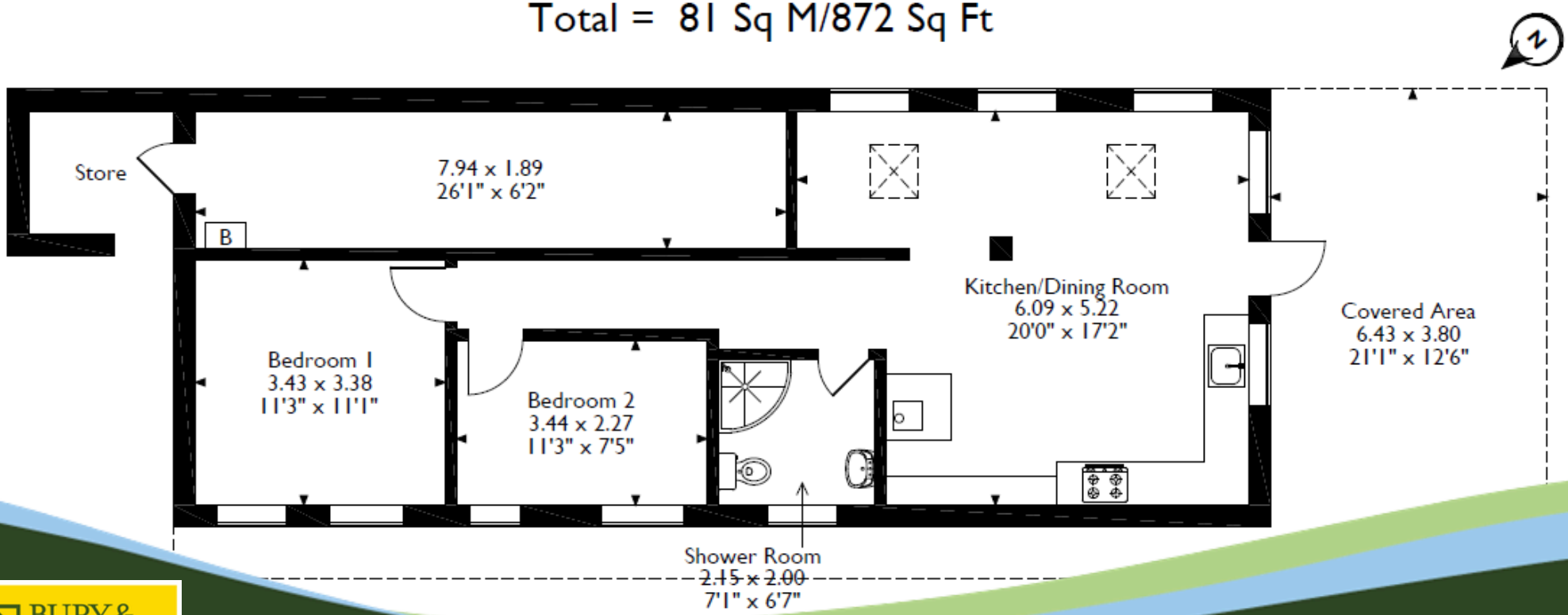
Parking:
Parking is currently on the Driveway.

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.



The Stables, The Oaks, Hadley End, Hoar Cross Road, Burton-on-Trent, Staffordshire

Approximate Gross Internal Area
Main House = 78 Sq M/840 Sq Ft
Store = 3 Sq M/32 Sq Ft
Total = 81 Sq M/872 Sq Ft



BURY & HILTON
Part of the Bagshaws Partnership

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