Land and Buildings at Red Brae Farm

Tewnals Lane, Lichfield, WS13 8HF

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Land • Property • Livestock

Land and Buildings at Red Brae Farm

Tewnals Lane
Lichfield
Staffordshire
WS13 8HF

114.50 ac

Red Brae Farm offers an excellent opportunity to purchase a range of buildings and adjoining land extending in all to 114.50 acres (46.337 hectares), situated close to the cathedral city of Lichfield

For Sale as a Whole or in up to 3 Lots:

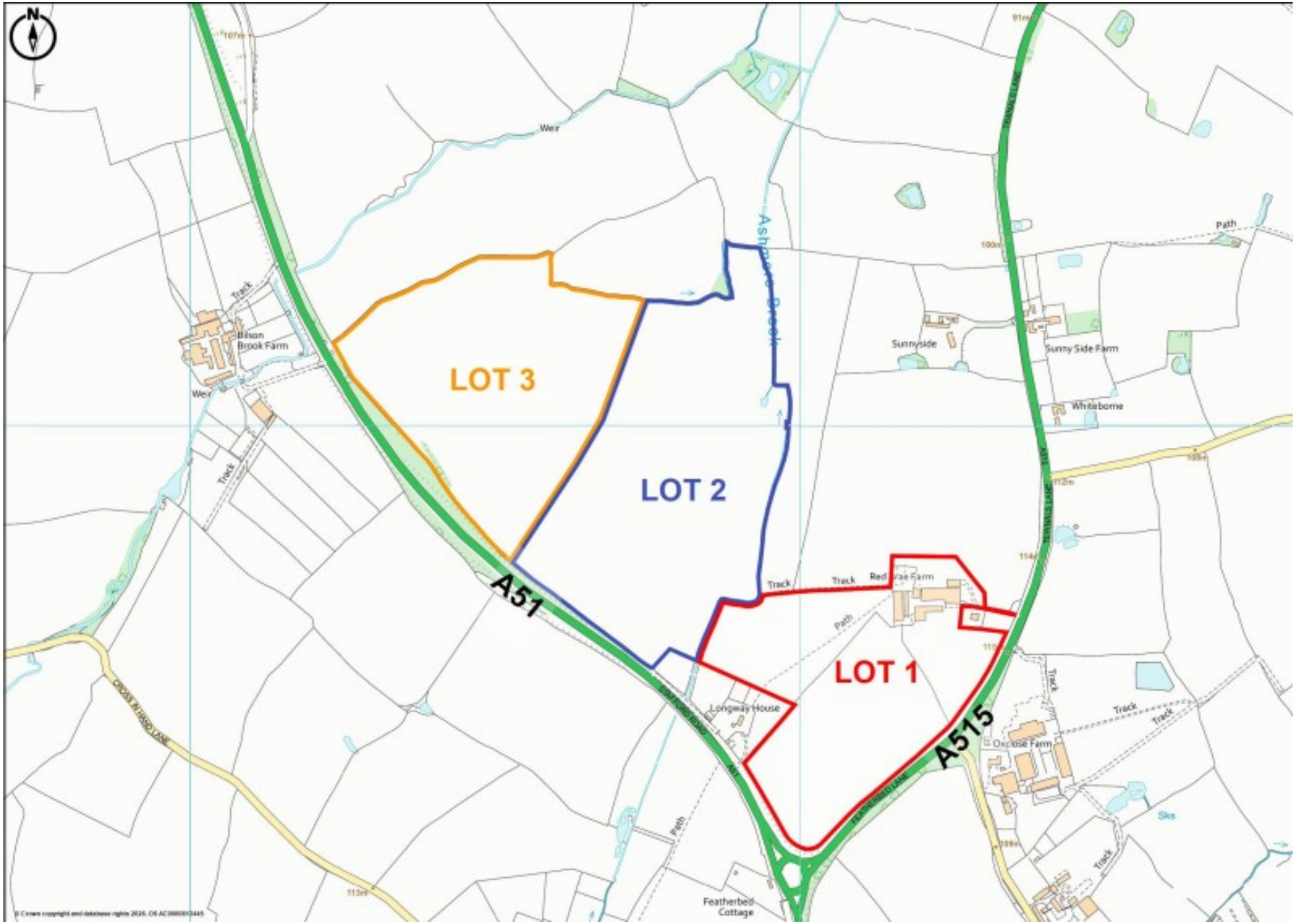
Lot 1: Land and Buildings extending in total to 33.81 acres (13.682 ha)
- Offers in Excess of £700,000

Lot 2: Agricultural Land extending in total to 45.69 acres (18.491 ha)
- Offers in Excess of £11,500 per acre

Lot 3: Agricultural Land extending in total to 35.00 acres (14.164 ha)
- Offers in Excess of £11,500 per acre

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com


N
LOT 3
LOT 2
LOT 1
A51
A515
Weir
Ashbourne Brook
Bilson Brook Farm
Track
Sunnyside
Sunny Side Farm
Whiteborne
Path
Red Brae Farm
Longway House
Oxclose Farm
Featherbed Cottage
Sks

Location

The property is conveniently located just outside the cathedral city of Lichfield, off the A515. The property lies approximately 2 miles north west of the city centre which offers a range of amenities, schooling options and good connectivity to major arterial roads, such as the A515, A51, A38, A5 and M6 Toll.

Directions

From Lichfield take the A51 (Western Bypass) north following the signs for Rugeley. Continue along the A51, out of Lichfield. At the roundabout, take the second exit onto the A515, towards Ashbourne. Continue for approximately 0.4 miles and the entrance to the property is located on the left, as indicated by our 'For Sale' sign.

What3words: /// trader. wash.equal

For Lot 2 and Lot 3, at the roundabout, take to first exit and continue onto the A51, towards Rugeley. The gateway for Lot 2 is located approximately 0.2 miles along the A51 on the right hand side with the gateway for Lot 3 located further along the road. Each Lot is indicated by our 'For Sale' sign at each gateway.

Lot 2 Gateway What3words: /// ramp.gallons.faded

Lot 3 Gateway What3words: /// refuse.bands.spite

Lot 1

Offers in Excess of £700,000

A generous range of agricultural buildings set within 33.81 acres (13.681 hectares), offering excellent potential for enhancement to suit a variety of uses, subject to any necessary consents.. The property benefits from a brick under tile barn for possible conversion, subject to planning permission. The site occupies an elevated position with far reaching views over its own land and surrounding countryside.

The land is an attractive block of pastureland divided into three parcels suited to either mowing or grazing for both agricultural or equestrian buyers alike, with the benefit of roadside access off Tewnals Lane and via a shared right of way off the A51. The land also benefits from an hardcore access track from the buildings along the northern boundary, gently sloping to Ashmore Brook.

Buildings of Lot 1:

1. Brick Barn (GEA - 12.70m x 6.40m) - 2 storey brick under tile barn, being part rendered and having tiled roof with blue brick floor to part. (GIA - 12.33m x 5.96m)

2. Pole Barn (GIA - 12.40m x 9.39m) – 2 bay barn, abutting to the northern side of building 1, having mono-pitch corrugated metal roof and Yorkshire boarding, brick walling to part.

3. Cattle Housing (GEA - 48m x 12m) - 10 bay steel portal frame building, 40 feet in width, divided into 5 internal pens for cattle housing. Cement fibre roof, concrete floor to the feed passage and front feed area under roof overhang, hardcore floor to the rear. Erected in approx. 2010.

4. Storage Barn – 11 bay metal framed shed, asbestos/cement fibre dual pitch roof, part brick walling to rear, open fronted, concrete floor

5. Store/Livestock Housing (GEA - 10.80m x 23m)– 5 bay steel portal framed building , having sleeper walls and brick walling to part, corrugated asbestos/fibre cement roof and cladding, concrete floor.

6. Pole Barn – 5 bay pole barn, having metal profile clad mono pitch roof and hardcore floor.

7. Workshop – Timber framed shed (ex-army hut type) with profile metal sheet roofing and concrete floor. Used as workshop benefitting from electricity connection. Mono-pitch wood framed store shed with metal cladding and earth floor, to end.

8. Straw Barn (GEA- 15.25m x 27.10m) – 6 bay steel portal framed open sided shed having concrete floor, corrugated asbestos fibre cement roof; with 6 bay pole barn lean-to off to north side with earth floor and part concrete block walls to 5'(approx.).

9. Pole Barn – A pole barn lying between buildings 8 and 10, having earth floor and mono-pitch profile steel clad roof.

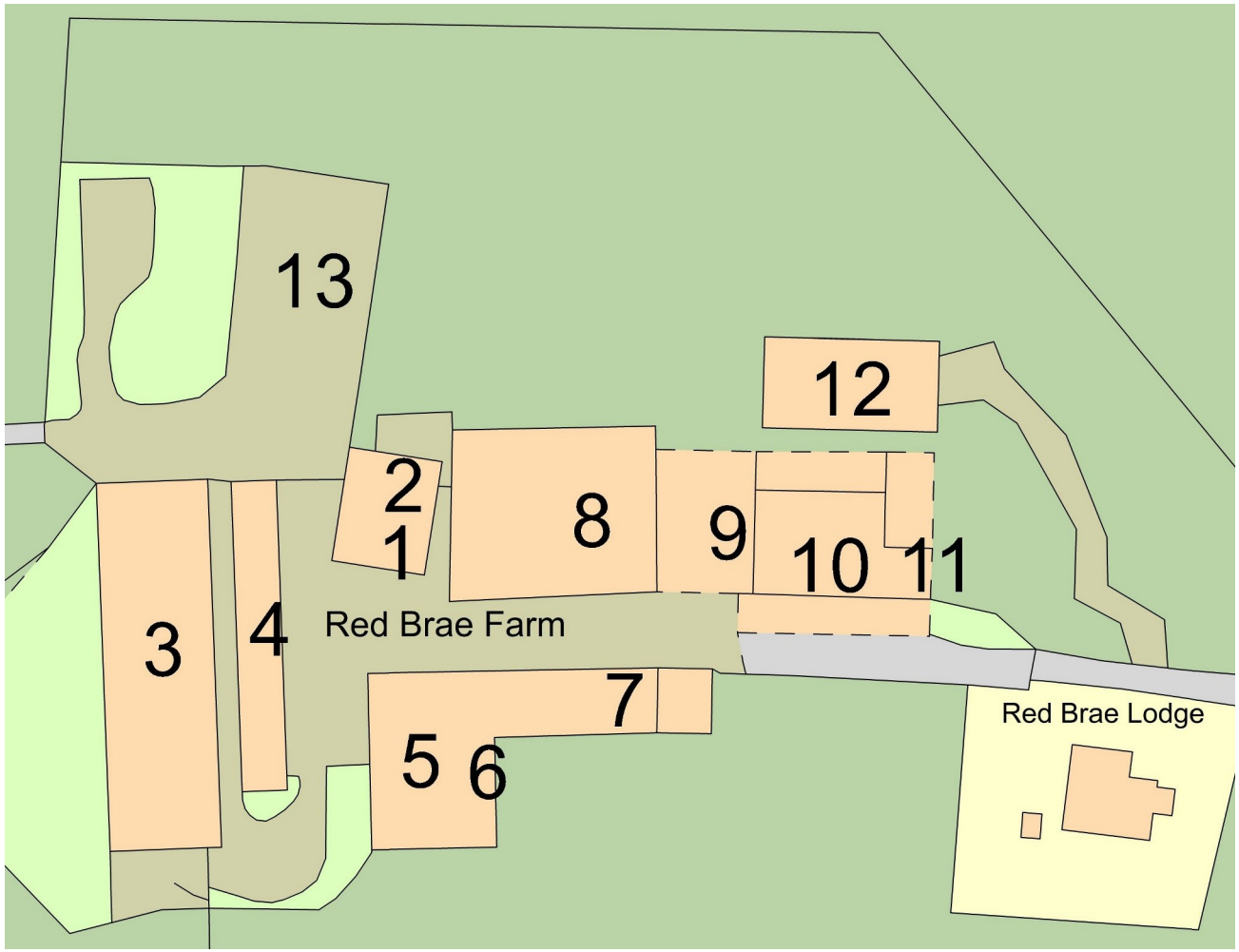
10. Dutch Barn – 4 bay steel frame Dutch barn with lean-to off each side, with corrugated metal roof and cladding with concrete floor to part. Additional lean-to pole barn to north side with concrete block walling to part.

11. Pole Barn – 6 bay pole barn lean-to on the eastern side of building 10, having corrugated metal roof and some cladding with an earth floor.

12. Storage Barn (GEA - 24m x 12m) - 5 bay modern steel portal frame open sided building with an earth floor. With profile metal roof. Erected in approx. 2021.

13. Muck Midden/ Former Silage Clamp - Used for FYM, produce and machinery storage, with sleeper walls, earth mounds, concrete base and effluent tank.

The range of buildings extend in total to approximately 3,130 sqm (33,700 sq ft) GEA



Lot 2 **Offers in Excess of £11,500 per acre - 45.69 acres (18.491 ha)**

Lot 3 **Offers in Excess of £11,500 per acre - 35.00 acres (14.164 ha)**

A productive block of arable land, currently farmed as one parcel but available as a whole or in two lots, extending in total to 80.69 acres (32.653 hectares). The land is mostly bounded by mature hedgerows with two gated access points off the A51 and is classified to the main as Grade 3 under the MAFF Agricultural Land Classification, with a small section classified as Grade 2. The land is currently down to an arable rotation with the parcel to be cropped to Spring Barley, with SFI options to corners.

General Information

Tenure and Possession - The property is being sold freehold with vacant possession upon completion.

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.

Lot 1 has the benefit of a right of way off the A51 over a neighboring property, in the southern corner of the land. The driveway to the farmyard is subject to rights of way for the benefit of neighboring properties.

It is understood that Lot 1 and Lot 3 are crossed by public footpaths. Further details available from the selling agent.

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

Method of Sale - The property is for sale by Informal Tender, with the closing date for all tender forms to be submitted being **Friday 17th April 2026**. All tenders must be received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by **17th April 2026 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.

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

Local Authority - Lichfield District Council

Fencing - If Lot 2 and Lot 3 are sold separately it will be the purchasers' responsibility to fence the land, with a minimum of post and 2 strands barbed wire, within 14 days of completion. The cost will be shared equally between the purchasers of each Lot.

Services - We understand the farm buildings have a single and three phase electricity connection to the buildings and has a mains water supply into the buildings and the land.

Prospective purchasers must satisfy themselves as to the availability and suitability of all services.

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 - 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.

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.

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In partnership with Bury and Hilton

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