



Hadley Gate Farm

Rugeley



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Blithbury

Rugeley

WS15 3HS



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An excellent opportunity to purchase a versatile smallholding, with ample scope for enhancement to suit a variety of uses.

The property benefits from a well equipped three bedroom farmhouse and a two bay open sided steel framed shed set in its adjoining grassland paddock.

Hadley Gate Farm enjoys a rural situation within the Staffordshire countryside, set between the desirable villages of Abbots Bromley, Colton and Blithbury.

Photographs taken August 2026.

Guide Price: £545,000

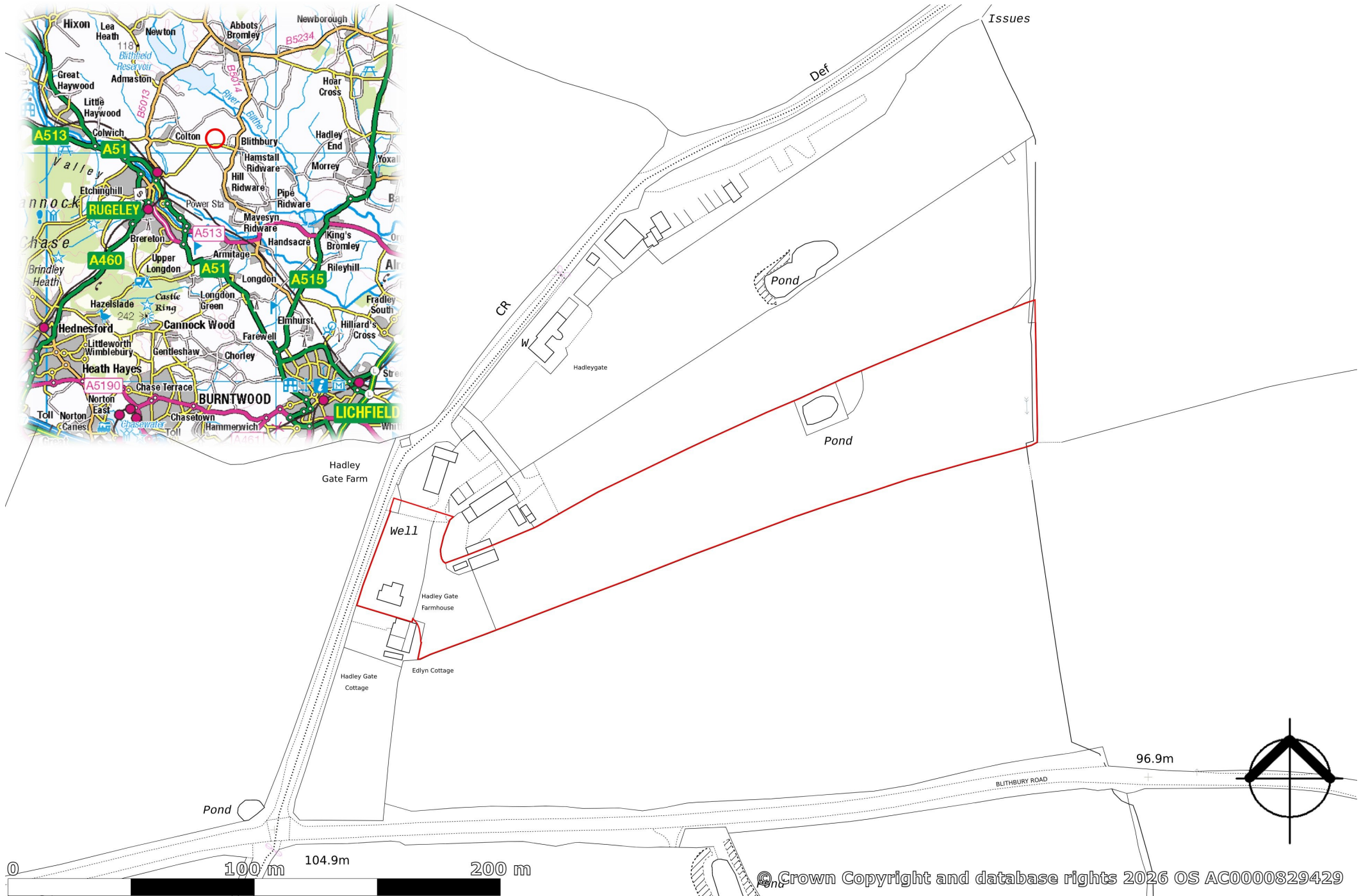


Ashbourne Office - 01335 342201



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Issues

Def

Pond

Pond

Well

Hadley Gate Farmhouse

Edlyn Cottage

Hadley Gate Cottage

Pond

96.9m

BUTHBURY ROAD

0 100 m 104.9m 200 m

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Location

Hadley Gate Farm is situated just to the west of the small settlement of Blithbury, 3.5 miles south of the village of Abbots Bromley and is conveniently located approximately 3 miles north east from Rugeley, which has a wide range of amenities. Rugeley Trent Valley Railway Station is easily accessible and the property is within catchment of the Rugeley secondary schools of John Taylor and Hart School. Cannock Chase, an Area of Outstanding Beauty, is within easy reach, just 7 miles from the property, which is well known for its mountain bike trails, pony trekking and walking opportunities. Lichfield is approximately 10 miles away for more cultural activities, whilst Stafford, Burton Upon Trent, and Uttoxeter are also within traveling distance.

Directions

From Rugeley Trent Valley Railway Station, take a right turn off the B5013 onto Blithbury Road, following signs for Blithbury and Hamstall Ridware. Stay on Blithbury Road for approximately 1.7 miles, then take the left hand turn onto Hadley Gate, a no-through lane, where you will find the entrance to Hadley Gate Farm approximately 150 yards on the right hand side.





Approximate Property
Boundary

Farmhouse

The two storey farmhouse accommodation comprises well proportioned family living spaces, with views to the east over its adjoining grassland.

The ground floor comprises of a sitting room featuring a gas fire, together with a separate dining room across the central hallway, from which the kitchen is also accessed. The kitchen is fitted with a gas hob, and electric oven and breakfast bar. Off the kitchen is a small rear lobby, providing access to a useful storage cupboard, wet room and door to outside, leading to the well maintained mainly lawned garden.

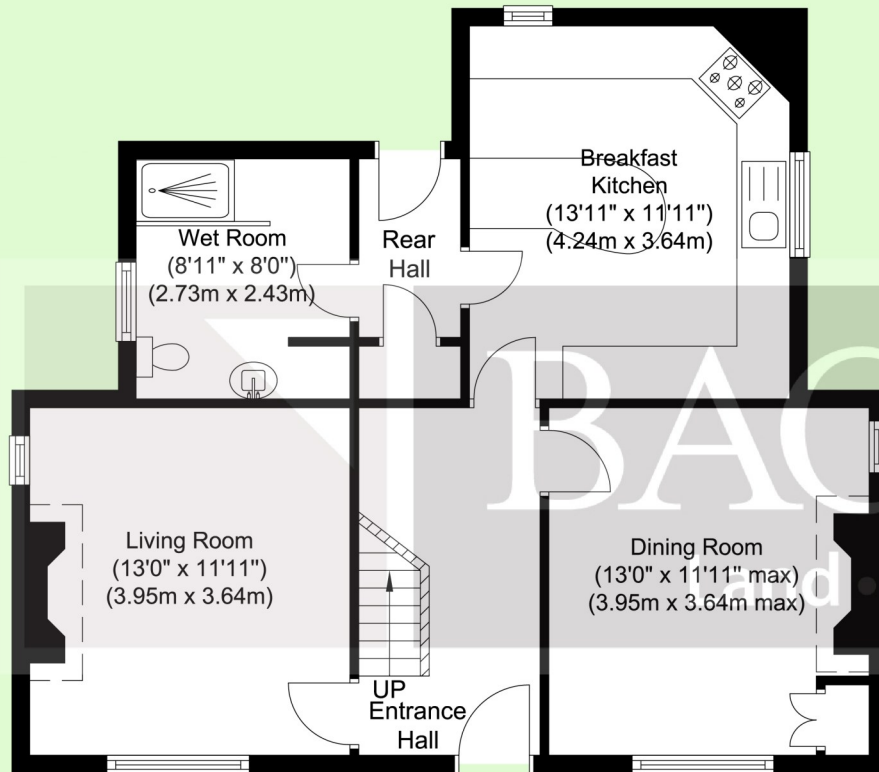
The staircase in the central hallway leads to the first floor accommodation, comprising three double bedrooms, which are all accessed from the light and spacious landing. The master bedroom is a good sized dual aspect double room, with characterful picture rail and feature fireplace. Similarly, bedroom two is a good sized double bedroom and benefits from a built-in wardrobe and a feature fireplace. The third bedroom is another dual aspect double enjoying views towards both the garden and land of the property to the rear. An airing cupboard is also located off the landing and finally, a modern family bathroom completes the first floor, which has recently been redecorated.

Externally

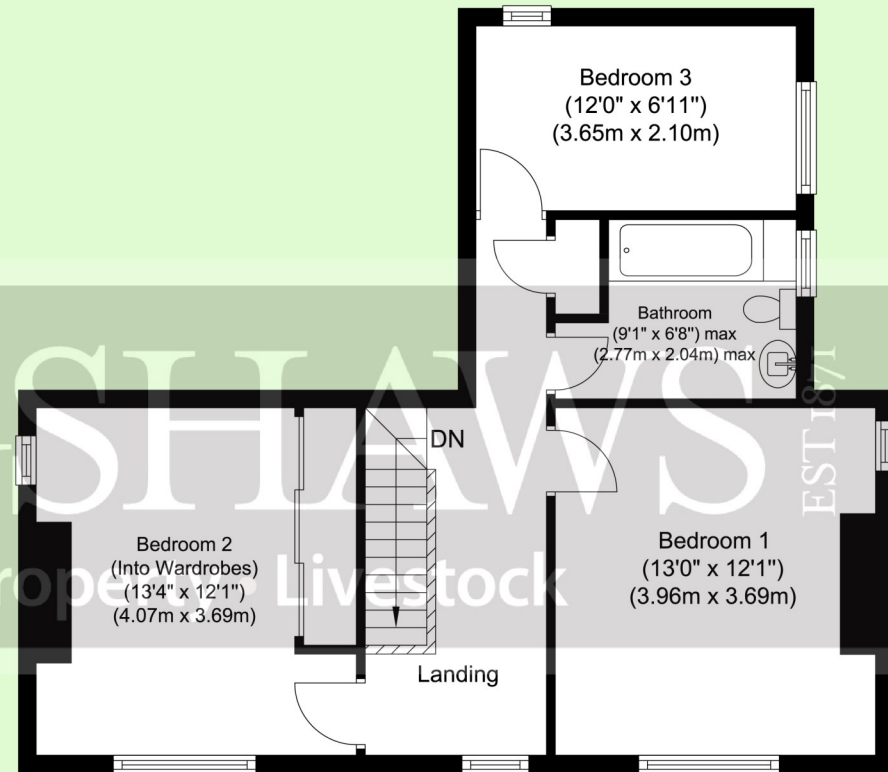
The lawned garden extends north from the farmhouse to its entrance drive. To the east is a small paddock within which the septic tank for the property is located and beyond a larger enclosed, sheep netting fenced grassland parcel. This larger parcel benefits from a two bay mono pitch open fronted shed, with a hardcore base, profile metal cladding, a profile metal roof and single phase electricity and water connection.



Ground Floor



First Floor



Hadley Gate Farm, Blithbury Road, Rugeley WS15 3HS

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





General Information

Services:

It is understood that the property benefits from main water and electricity, with gas fired heating for the property from LPG tanked gas. Drainage is by way of a private septic tank located on the property.

Prospective purchasers must satisfy themselves as to the availability and suitability of any 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, 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: Lichfield District Council

Viewings:

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

Council Tax Band – D

EPC – F

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

Solicitors: Elliot Mather LLP, 18 Carrington Street Nottingham, Nottinghamshire, NG1 7FF

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service. 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.





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