



# Levedale Farm, Near Penkridge, Stafford





## Levedale Farm, Levedale, Near Penkridge, Stafford, Staffordshire, ST18 9AH

A unique opportunity to acquire a small farm,  
extending in all to 53.30 acres (21.57 ha), for sale as a  
whole or in lots.

Lot 1: Farmhouse building and land extending in all to 4.85 acres  
(1.96 ha)

Lot 2: Grass paddock of 3.06 acres (1.24 ha)

Lot 3: 20.48 acres (8.29 ha) Grassland

Lot 4: 24.91 acres (10.08 ha) Grassland

Guide  
Price: **Lot 1: £375,000 - £425,000**  
**Lot 2: £40,000 - £45,000**  
**Lot 3: £185,000 - £225,000**  
**Lot 4: £75,000 - £85,000**

### Location:

Levedale Farm is situated within the sought  
after hamlet of Levedale approximately 2.6  
miles north west of the Village of Penkridge.  
The property lies in an accessible rural  
location approximately 2.3 miles from the  
A449, 3 miles from J13 of the M6, 5 miles  
from the A5 Gailey and 9.4 miles from the  
M54.

### Directions:

From Penkridge take the A449 north heading  
towards Stafford. Before exiting the village,  
turn left onto Levedale Road and continue  
for approximately 2.3 miles (3.70 km) where  
the property is situated on your left as  
identified by a Bagshaws 'For Sale' board.

### Description:

Levedale Farm represents a rare  
opportunity to acquire a small farm,  
extending in all to 53.30 acres (21.57  
ha), for sale as a whole or in lots.  
Lot 1 comprises a generous family home,  
in need of some renovation, set within  
substantial gardens and grounds  
amounting to approximately 0.62 acres  
(0.25 ha). Lot 1 is sold with an  
agricultural building and a further yard  
and grass area of 0.35 acres (0.14 ha)  
and a paddock of 3.88 acres (1.57 ha).



### **Farmhouse Accommodation:**

#### **Front Porch:**

**5' 3" x 8' 3" (1.6m x 2.52m)**

#### **Kitchen:**

**14' 10" x 9' 11" (4.53m x 3.01m)**

With double Belfast sink, oil Aga and doors to outside.

#### **Living /Dining Room:**

**22' 0" x 16' 2" max (6.7m x 4.94m max)**

With open fireplace, glazed panels and glazed door to outside.

#### **Hallway:**

**23' 0" x 6' 7" (7m x 2m)**

With double radiator, exposed brick walling and tiled floor.

#### **Office:**

**15' 9" x 8' 5" (4.81m x 2.56m)**

#### **Sitting Room:**

**29' 3" x 19' 0" max (8.92m x 5.78m max) (L-Shaped)**

With open fireplace and glazed panels to veranda.

#### **Veranda / Sun Room:**

**17' 0" x 11' 6" (5.18m x 3.5m)**

With tiled floor

#### **Garage:**

A covered corridor leads to a door to the garden and a single garage with tiled flooring.

### **First Floor:**

#### **Bedroom 1:**

**17' 11" max x 16' 3" max (5.46m max x 4.96m max)**

With window to the side and rear.

#### **Bedroom 2:**

**14' 10" x 10' 0" (4.52m x 3.06m)**

With window to the front.

#### **Bedroom 3:**

**12' 6" x 11' 3" (3.82m x 3.44m)**

With window to the rear.

#### **Bedroom 4:**

**16' 11" max x 12' 9" (5.15m max x 3.89m)**

With window to the front and doors to the side.

#### **Loft Room:**

**23' 11" x 7' 8" (7.3m x 2.33m) under eaves**

Accessed off bedroom four.

#### **Bathroom:**

**12' 6" x 7' 5" (3.8m x 2.25m)**

With window to the rear.

### **Externally:**

The property benefits from substantial gardens to all sides and a single garage to the rear. To the southern side there is a former poultry shed, in a dilapidated condition. Access to the house is gained by the shared private driveway to the south of the house or a pedestrian gate off Levedale Road to the front porch.

### **Land**

#### **Lot 2:**

Comprises two paddocks situated north of the farmhouse, extending to 3.06 acres (1.24 ha). Access is off the track north of the garden, or from the neighbouring track to the north side.

#### **Lot 3:**

Comprises 20.48 acres (8.29 ha) of level pastureland in two fields of 12.89 & 7.59 acres, with access off Bradley Lane, to the Western end.

#### **Lot 4:**

Comprises 24.91 acres (10.08 ha) of extensively farmed wetland, running alongside a brook to the Western boundary. Access is via a right of way over the end of field 5167 being part of Lot 3.

### **General Information:**

#### **Services:**

We understand that mains water and electricity are connected to the property and drainage is by way of septic tank however, purchasers should confirm this with the relevant provider.

#### **Rights of Way, Wayleaves and Easements:**

The driveway to the north of the house is subject to a right of way for the benefit of the neighbouring barn conversion. The property has a right of access over the unadopted track which runs along the southern side of the farm. Lot 2 is sold with a right of way over the neighbouring track which runs to the North East side of the lot. Lot 3 is sold subject to a right of way for the benefit of lot 4. Lot 4 is accessed by way of a right of way over the Western end of Lot 3.

Should the purchaser of Lot 1 be successful in purchasing Lot 2, a right of way of approximately 15 feet in width will be granted over the area in between the two lots, approximately shown brown on the plan, to be finalised at a later date.

The property is sold subject to and with the benefit of, all rights of way, wayleaves and easements in existence at the time of sale whether disclosed or not.

#### **Tenure and Possession:**

The property is Freehold with vacant possession available upon completion.





**Local Authority:**

South Staffordshire Council, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX.

**Solicitor:**

Mr A Tedstone, Tedstone George & Tedstone Solicitors, Crown Bridge, Penkridge, Stafford, ST19 5AA.

**Basic Payment Scheme:**

BPS entitlements can be made available to the purchaser(s) of the land, subject to a transfer fee of £175 + VAT per transfer, to be paid to Bagshaws LLP.

**Sporting, Timber and Mineral Rights:**

The sale includes all sporting, timber and mineral rights that exist on the property.

**Council Tax:**

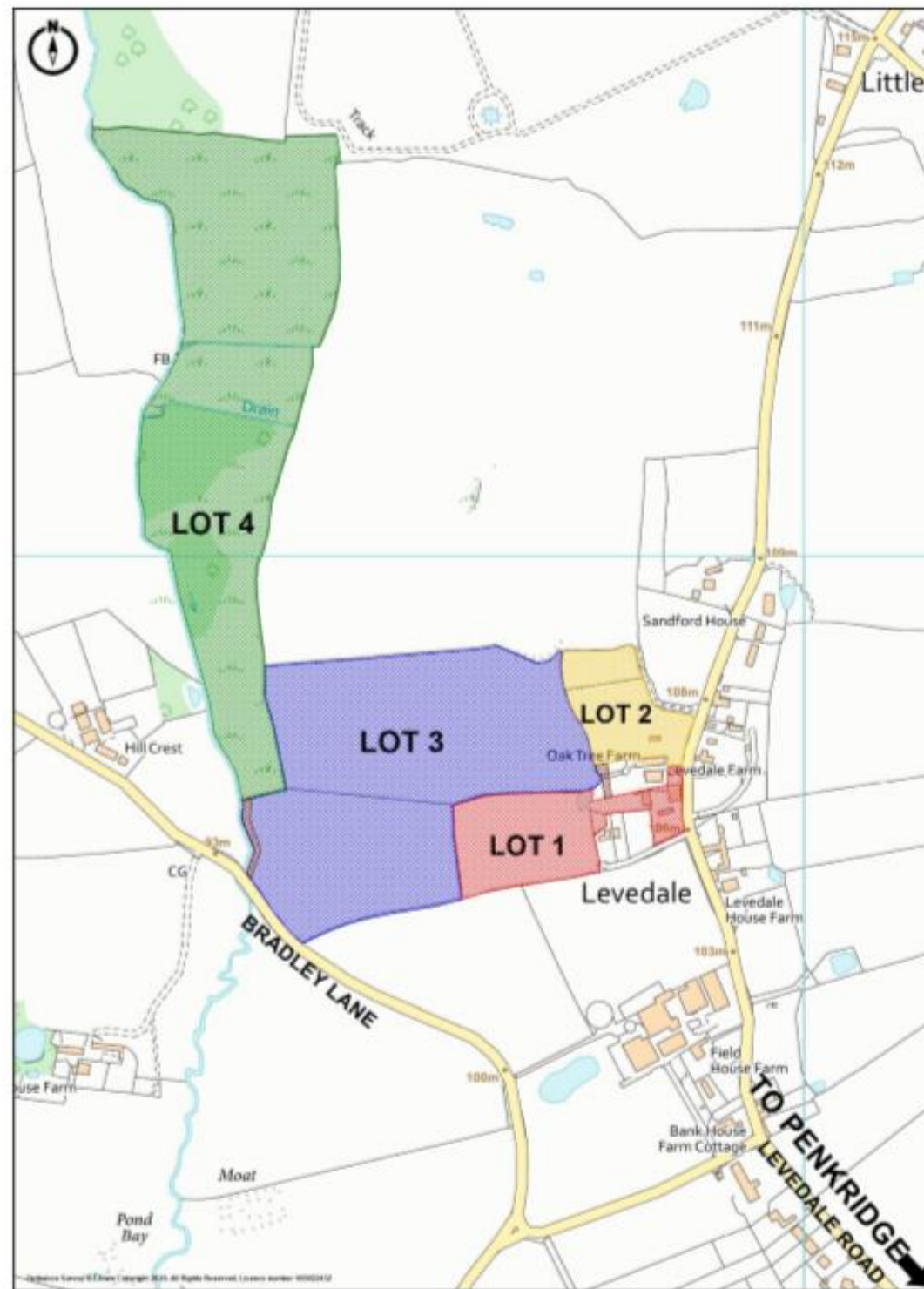
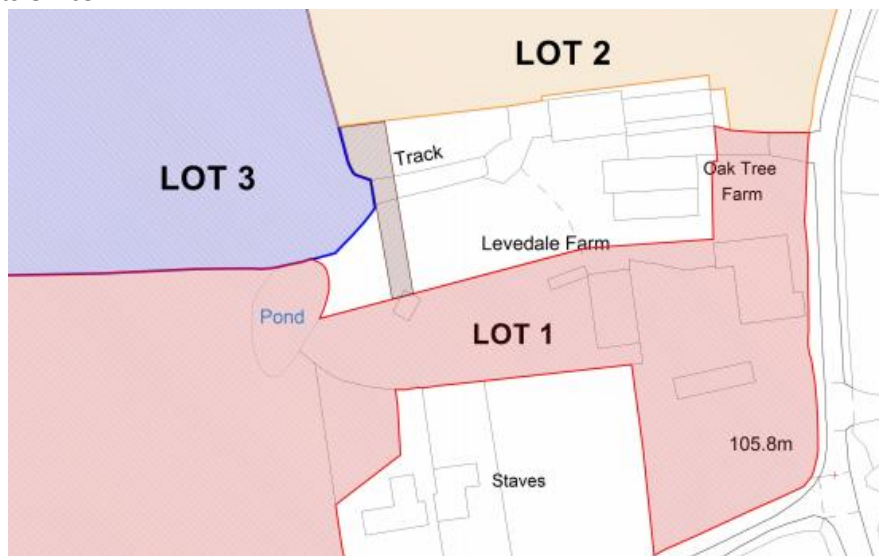
The property is believed to be within Council Tax band G.

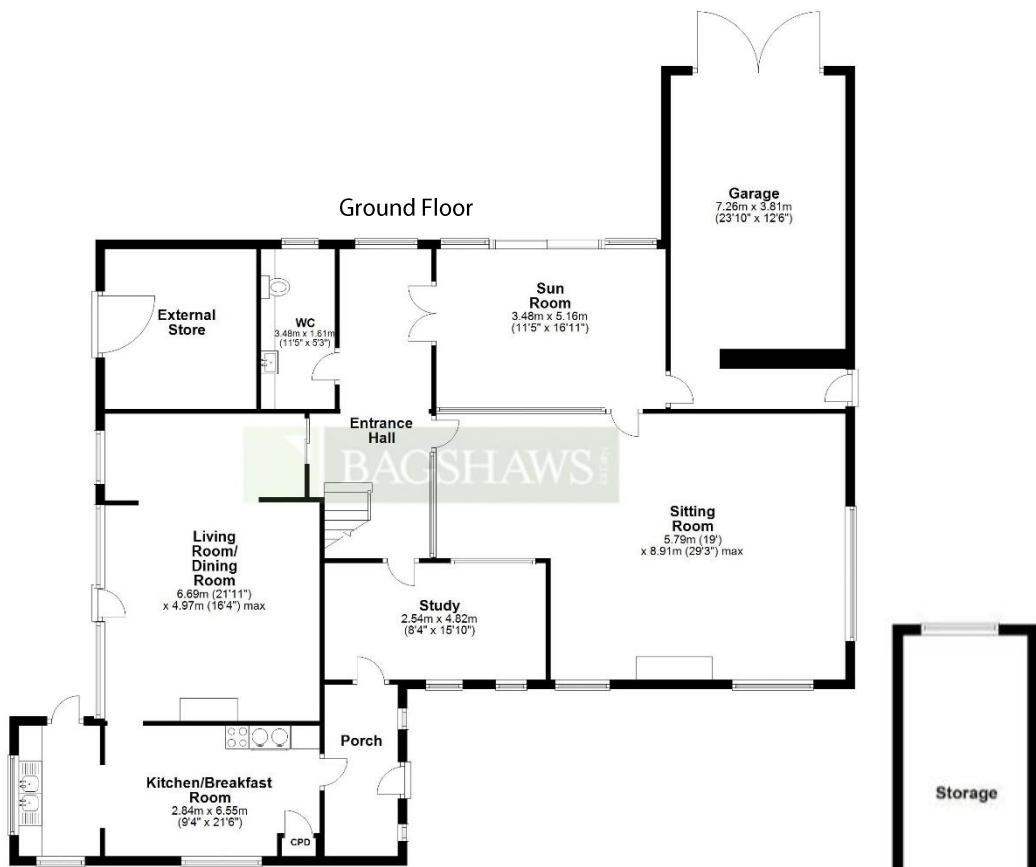
**EPC Rating: F****Viewing:**

Strictly by appointment through the Penkridge office of Bagshaws.

**Method of Sale:**

The property is for sale by private treaty, all enquiries should be made to the Agents Office.





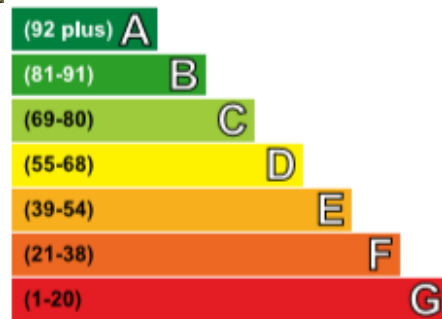
Levedale Farm, Levedale





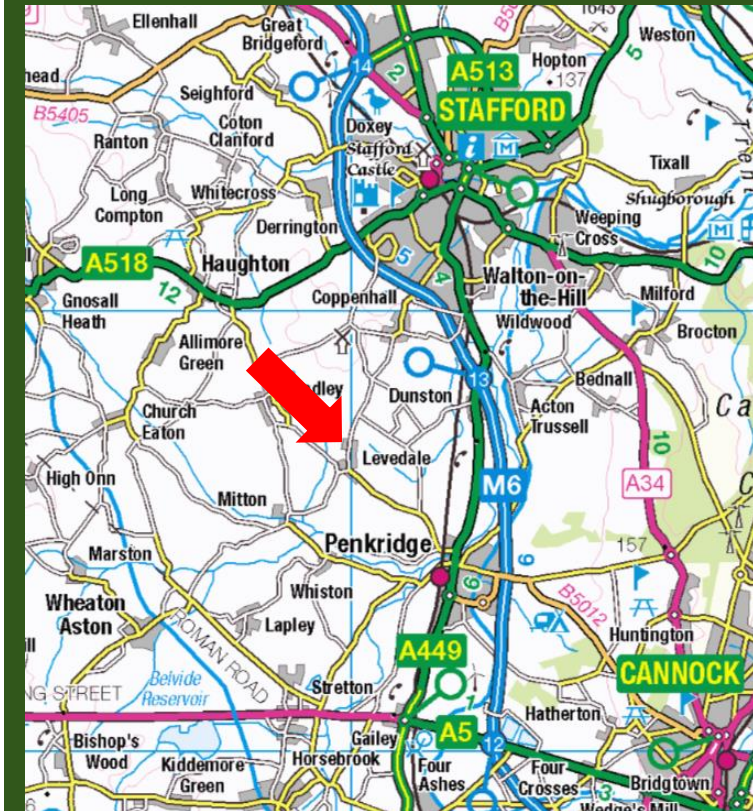


Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
33	67



#### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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#### Offices in:

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Penkridge	01785 716600	Utttoxeter	01889 562811

