



Haselour Grange Elford, Tamworth

Haselour Grange, Elford, Tamworth, Staffordshire, B79 9HU

An exciting opportunity to purchase a productive mixed Dairy and Arable holding comprising of an impressive detached five bedroom farmhouse, a large range of both traditional brick built and steel portal framed buildings, adjoining well maintained productive arable and pasture land extending in total to approximately to 186.95 acres (75.659 hectares)

**For Sale By Private Treaty
As a Whole or in Two Lots**

Offers In Excess Of:

Whole: £3,000,000

Lot One: £2,000,000 Lot Two: £1,000,000

Location

Haselour Grange sits between the villages of Elford and Harlaston in an accessible rural position with wide ranging views over surrounding countryside. The property is accessed off an unnamed Lane via a private drive.

The property sits a short distance from the cathedral city of Lichfield and the towns of Tamworth and Burton Upon Trent. A range of amenities can be found in the villages of Elford and Harlaston including a primary school, local store and public house, with further amenities and a railway station located in the nearby town of Tamworth and the city of Lichfield.

The property lies within 3 miles of the A38 which provides access to the A50, M6 Toll, M42 and M1 and further to links the cities of Birmingham and Derby.

Directions

Travelling south on the A38, take the exit at Alrewas sign posted for National Memorial Arboretum. At the end of the slip road take the first exit left at the roundabout, sign posted to Tamworth (A513).

Continue on the A513, past the National Memorial Arboretum, over the River Tame and under the railway bridge for approximately 2.6 miles. Turn left on to an unnamed lane sign posted to Harlaston/Clifton Campville.

Continue along the lane for approximately 0.3 miles where the property is located at the brow of the hill on the right as indicated by our "For Sale" board.

Description

Haselour Grange offers a well-equipped, productive mixed holding occupying a private rural, yet accessible location. The property comprises of an imposing traditional detached five bedroom farmhouse, a large range of traditional and modern agricultural buildings together with arable and





pasture land, extending in total to 186.95 acres (75.659 hectares). The farmhouse is very well presented with far reaching views over the surrounding country and providing an excellent family home in a superb position. The property offers accommodation over two floors comprising a good sized Dining Kitchen, Utility and Boot Room, Living Room, Dining Room, Snug, Sun Room, Cloakroom, Farm Office, five good sized bedrooms one with an en-suite and dressing room and a Family Bathroom. The property also enjoys a lawned garden with mature borders as well as spacious parking area to the front of the property.

The farm yard offers a large range of modern and traditional agricultural buildings being located centrally to the holding being suited to mixed dairy and arable farming operations. The buildings occupy a functional yard area benefiting from access to the adjoining arable and pasture land.

Finally, the holding benefits from 178.22 acres (72.126 hectares) of arable and pasture land which sits within a ring fence to the main with a further ring fenced block sitting directly north of the main holding.

The property is being sold as a whole or in two lots.

Lot One - Farm House, Buildings, Arable and Pastureland extending in total to approximately 88.88 ac (35.970 ha)
Edged Red on the Sale Plan

Farmhouse Accommodation **Back Kitchen**

11' 6" x 9' 11" (3.51m x 2.78m)

To the rear of the property with tiled floor, fitted floor unit with Belfast sink, Thermocon oil boiler and door leading out to the rear court yard.

Boot Room

11' 6" x 5' 4" (3.50m x 1.63m)

Off the Back Kitchen with tiled floor, glazed high level window to the Back Kitchen and door to the Utility Room.

Utility Room

6' 10" x 11' 5" (2.09m x 3.49m)

Off the Boot Room with tiled floor, plumbing for washing machine, Belfast sink and WC off.

Kitchen

14' 1" x 13' 5" (4.28m x 4.09m)

Tiled floor with fitted floor and wall units, oil fired AGA set in an alcove with tiled splash back and open archway through to the Breakfast Room.

Breakfast Room

14' x 8' (4.26m x 2.43m)

Archway though to the Kitchen and brick thrawl.

Living Room

17' x 18' 10" (Max) (5.19m x 5.74m (Max))

Good sized room to the front of the property, twin aspect views with a bay window, beamed ceiling, picture rail and an open fire set in a brick surround and hearth.

Entrance Hall

7' 10" x 19' 8" (2.40m x 6.00m)

Stairs off to the first floor, a door down to the Cellar and Entrance porch off being of timber construction, fully enclosed and quarry floor tiles.

Dining Room

16' 11" x 16' 4" (max) (5.16m x 4.98m (max))

Located to the front of the property with views over the garden, beamed ceiling, picture rail, built in corner cupboard, open fire in a wood surround, slate hearth, wooden floor.

Snug

16' 11" x 13' 11" (5.15m x 4.24m)

To the side of the property with an open fire set in a tiled surround and hearth, wood single glazed doors with leaded top windows leading to the Sun Room and door to the Farm Office.

Sun Room

7' 11" x 10' 10" (2.42m x 3.30m)

Accessed via the Snug with dwarf brick walls and wooden single glazed windows above, tiled floor and door out to the garden.

Farm Office (Original second Kitchen)

17' x 9' 11" (5.17m x 3.02m)

Fitted floor and wall units with sink and hob in situ and part tiled walls, formerly being the second kitchen.

Rear Lobby

3' 8" x 7' 7" (1.13m x 2.32m)

To the rear off the property with a door out to the rear court yard and door off to the Inner Hall and Cloak Room.

Cloak Room

9' 6" x 7' 9" (2.90m x 2.36m)

Tiled floor with part tiled walls, comprising of a WC and Basin.

Inner Hall

6' 6" x 8' (1.98m x 2.44m)

Quarry floor with back stairs off to the first floor and an understairs cupboard.

To the First Floor

Bedroom One

17' 1" x 13' 11" (5.20m x 4.25m)

A good sized double room to the front of the property with fitted wardrobes, twin aspect views and an open fire in a wooden surround and has a cast iron insert.

Bedroom Two

17' 7" x 16' 5" (max) (5.35m x 5.00m (max))

A good sized double room to the front of the property with fitted wardrobes and an open fire in a wooden surround.





Bedroom Three

14' 5" x 13' 11" (max) (5.30m x 4.24m (max)) plus 5' 4" x 8' 10" (1.63m x 2.68m) – Dressing Room

Double room with window out to the side of the property, open fire set in a wooden surround and having a cast iron insert, dressing room off with built in wardrobes and door though to the Master Bathroom.

Master Bathroom

9' 1" x 8' (2.77m x 3.13m)

Accessed from both the landing and Bedroom Three via the Dressing Room, a traditional suite comprising a roll top bath, basin, WC and a separate shower and wooden floor.

Bedroom Four

9' 1" x 8' (2.77m x 3.13m)

Double room with an open fire with a wooden surround and cast-iron insert.

Bedroom Five

11' 6" x 14' 10" (3.51m x 4.51m) (not including En-suite)

Double room to the rear of the property, an open fire with a wooden surround and cast-iron insert and en-suite off comprising a WC, Basin and bath with shower over.

Family Bathroom

14' 4" x 8' (max) (4.37m x 2.43m (max))

Beige suite comprising a bath with shower over, WC, Basin and Bidet, part tiled walls and airing cupboard.

Landing Store

3' 1" x 8' (0.93m x 2.43m)

To the rear of the property with part tiled walls and a single glazed window.

To the Cellar

Cellar Room One

7' 11" x 8' 10" (2.41m x 2.70m)

To the bottom of the stairs with a vaulted arched ceiling and store room off.

Cellar Room Two

16' 11" x 16' 1" (5.16m x 4.89m)

A good sized room off Room One with beamed ceiling and carpeted. Used as a Music Room.

External

The farmhouse is accessed via the main farm drive leading through the farmyard between the farm buildings and farm house with a large loop round gravelled drive to the front of the property. The property benefits from a lawned garden to its western aspect benefitting from mature borders and shrubs together with an ornamental pond.

The property benefits further from a rear court yard where there is a range of traditional single storey brick under tile buildings comprising of a Farm Office, Log and Oil store, Garden store and outside WC. There is further access to the farm yard and garden.

Farm Buildings

The buildings at Haselour Grange are situated centrally to the holding benefiting from a concrete yard area to the main and are accessed via the private farm drive. They extend in total to approximately 4479.88 m² (48221.02 ft²) and are detailed below.

Building One

Four bay steel portal frame mono-pitch shed with hardcore floor, profile cladding to rear with a concrete fibre cement roof and extended bay with car port

Building Two

Two storey brick under tile former farmhouse with entrance to front room, quarry floor tile and open fire. Living room with open fire, quarry floor and two further rooms on the first floor.

Building Three

Adjacent to the single storey shed being a loose box with blue brick floor currently being used as a chemical store.

Building Four

Two storey brick under tile shed with large loft over and external stairs with five bays below, (four being open and one enclosed).

Building Five

Four bay steel portal framed shed with sleeper walls, corrugated asbestos roof, four high sliding doors currently being used as a workshop and machinery store.

Building Six

6 bay steel portal framed shed with thrust walling, corrugated fibre cement roof, corrugated iron clad, grain drying tunnel and concrete floor. The building also benefits from full height sliding doors.

Building Seven

Fenced slurry lagoon.

Building Eight

Brick under tile two storey calf shed with four bays open, hardcore floor and loft over the whole.

Building Nine

Three bay barn with curved roof forming part of a larger cattle shed with block walls to rear, and feed fence to the front.

Building Ten

Three bay steel portal frame cattle shed with corrugated asbestos roof, block brick walls and concrete floor.

Building Eleven

Five bay steel portal frame straw shed with hardcore floor and corrugated fibre cement roof with a lean to at the side with a concrete floor.

Building Twelve

Five bay steel portal frame shed with concrete floor, block walling, Yorkshire boarding above, corrugated fibre cement clad and feed fence.

Building Thirteen

Midden to side with hardcore base and block walling.





Building Fourteen

6 bay steel portal shed with block walling and corrugated iron sheet clad, concrete fibre cement roof which is currently being used as a straw store.

Building Fifteen

6 bay steel portal frame cattle shed, cubicles and feeding area with central feed passage, concrete floor, corrugated fibre cement roof and block walling.

Building Sixteen

Two silage clamps with concrete sleeper walls and effluent tanks.

Building Seventeen

Brick under tile shed housing the dairy c/w bulk tank (Mueller Europa) together with a twelve point parlour with feeders, loft over, collecting yard, AI stores and bull pen.

Building Eighteen

Two storey brick under tile mill shed with loft over and mill room below.

Building Nineteen

Four bay steel portal framed cattle yard currently used as loose housing with space boarding above, corrugated fibre cement roof and concrete floor.

Building Twenty

Four bay steel portal framed straw and straight shed with one bay covered with a roller shutter door, concrete panels and three bays open with a hardcore floor.

Building Twenty One

Single storey brick under tile shed currently used as loose housing with a concrete floor.

Building Twenty Two

Single storey brick under tile shed with two loose boxes, feed store with a brick floor.

Land

The land lies within a ring fence with the farmhouse and yard sitting centrally to the holding, extending in total to 94.99 acres (38.440hectares). The land has been well managed and comprises of approximately six enclosures currently down to a mixture of arable and pasture land.

The land is bounded mainly by mature hedgerow boundaries and post and wire fencing. The land benefits from a hard access track off the lane together with to the south of the yard. There are further access points directly off the yard.

The land is slightly sloping in nature being approximately 70 metres above sea level at its highest point and 60 meters above sea level at its lowest point. The lands is classified as Grade 3, to the main, under the MAFF Agricultural Land Classification Scheme.

The land also has a telecommunications mast situated to the east eastern boundary, currently let to Airwave.

Lot Two - Arable and Pastureland extending in total to approximately 98.07 ac (39.689 ha) Edged Blue on the Sale Plan

The land lies within a ring fence, directly north off Lot One, off the unnamed lane. The land comprises of approximately six enclosures currently down to a mixture of arable and pasture land which have been well managed.

The land is bounded mainly by mature hedgerow boundaries and post and wire fencing together with the River Mease to the north eastern boundary and the A513 to the western boundary.

The land benefits from a number of access points off the A513 and unnamed lane.

The land is relatively level in nature being approximately 60 meters above sea level. The land is classified as Grade 3 and Grade 4 under the MAFF Agricultural Land Classification Scheme.

General Information

Services

It is understood that Lot One has a mains water supply connected to the farmhouse, buildings and land. The farmhouse benefits from private drainage by way of septic tank together with benefiting from oil fired central heating.

It is understood that there is a three phase electricity supply to the holding supplying the farm buildings and farmhouse.

It is understood that Lot Two has a natural water supply from the River Mease.

Rights of Way, Wayleaves and Easements

The land comprising Lot One is cross by a single footpath known as Haselour 11.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements and in existence at the time of the sale.

Telecommunications Mast

The telecommunications mast is located on the land in Lot One with is let to Airwave at a rent of £5,375 per annum.

Basic Payment Scheme

It is understood that the land for both Lot One and Lot Two has been registered for Basic Payment Schemes and the Basic Payment Scheme entitlements are included within the sale of property, if required, subject to an administration fee of £175 plus VAT to be paid to Bagshaws

Growing Crops

The purchaser/s will be required to purchase the growing crop (if any) at a figure to be determined by the selling agents.

Information Pack

An information pack providing further details of Haselour Grange, including the Basic Payment Schemes entitlement statement, Energy Performance Certificate, crop rotations and the telecommunications mast information is available from the selling agent upon request.

Sporting, Timber and Mineral Rights

It is understood that all shooting rights, standing timber and minerals are included within the freehold sale.

Tenure & Possession

The freehold of the property is being offered with vacant possession upon completion.

Farm Dispersal Sale

The Vendors reserve the right to hold a farm dispersal sale at the property prior to completion.

Local Authority

Lichfield District Council, District Council House, Frog Lane, Lichfield, Staffs, WS13 6YY

Tel: 01543 308900

Council Tax

Haselour Grange is believed to be within Council Tax band G.

EPC Rating F

Solicitors

Rutherfords LLP, Ventura House, Ventura Park Road, Tamworth, Staffordshire, B78 3HL

Tel: 01827 311411

Ref: Mr D Sketchley

Viewing

Viewings are strictly by appointment through the Uttoxeter office of Bagshaws on 01889 562 811.

Method of sale

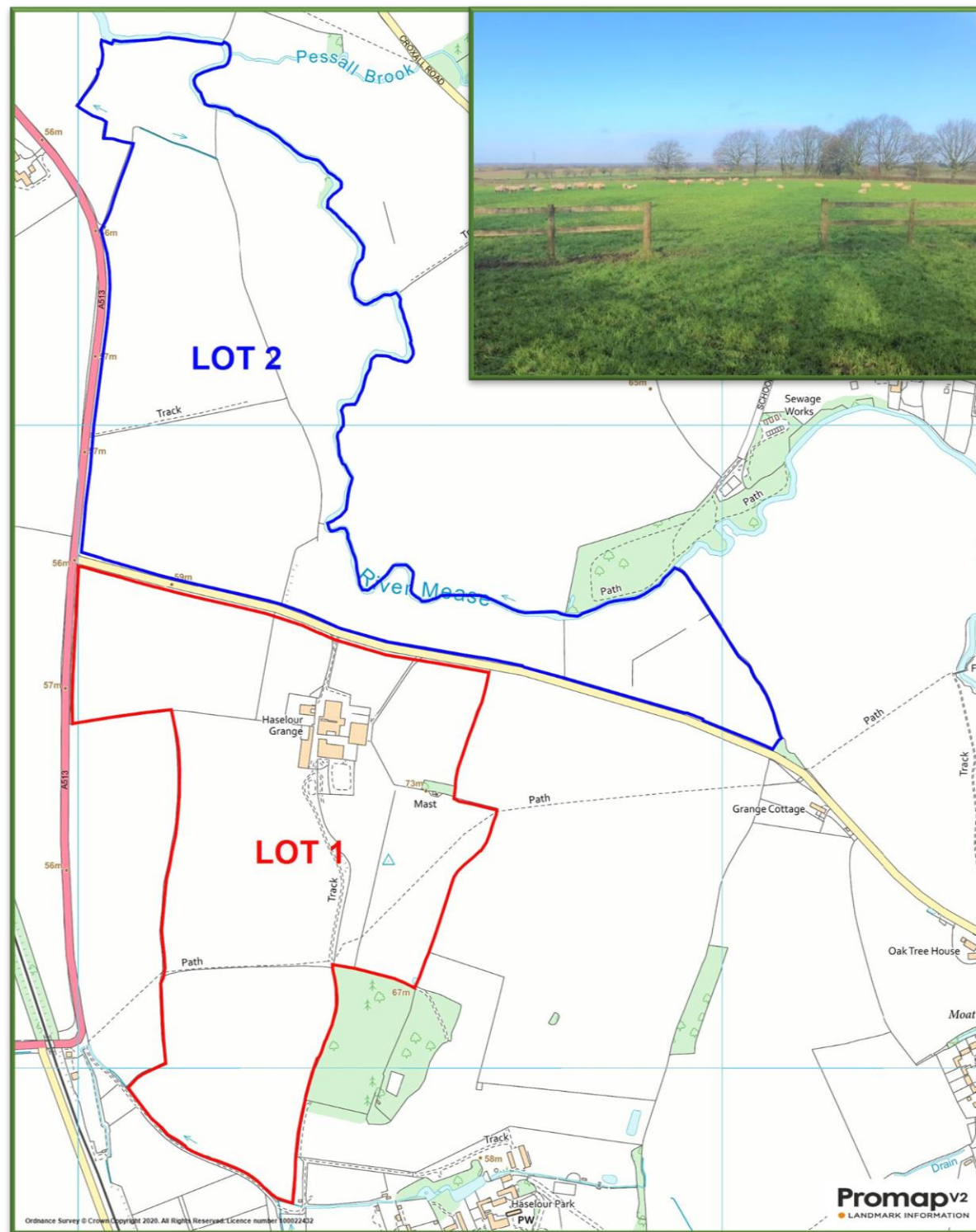
The property is for sale by Private Treaty.

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 of the tender is submitted.

Agents Notes

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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Haselour Grange

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Slurry Beds

Track



69 Derby Road Uttoxeter Staffordshire ST14 8EB
T: 01889 562811 E: uttoxeter@bagshaws.com
www.bagshaws.com

Offices in:

Ashbourne 01335 342201
Derby 01332 200147
Penkridge 01785 716600

Bakewell 01629 812777
Leek 01538 398466
Uttoxeter 01889 562811