



FOR SALE

THE STABLE AT THE OAKS, UPPER HOAR CROSS ROAD, HADLEY END, YOXALL, BURTON UPON TRENT, STAFFORDSHIRE, DE13 8PP

**HOLIDAY LET /
INVESTMENT**

735 SqFt (68.28 SqM)

KEY FEATURES

- FANTASTIC INVESTMENT OPPORTUNITY
- CURRENTLY USED AS A HOLIDAY LET
- FREEHOLD WITH VACANT POSSESSION - £190,000
- ECO FRIENDLY BUILDING LOCATED IN POPULAR VILLAGE LOCATION

FOLLOW US



01283 517747 | www.rushtonhickman.com

LOCATION

The property is situated in a picturesque location of Upper Hoar Cross Road, which is nearby to the village of Yoxall in Staffordshire. The site benefits from being in close proximity to the A515 which provides access to local villages such as Kings Bromley, Draycott in the Cay and provides access to Lichfield city.

DESCRIPTION

This is a fantastic investment opportunity to acquire an Eco-Friendly off grid commercial building currently used as a holiday let in the picturesque location of Hadley End, Yoxall. We understand from the vendor that the annual occupancy rate for the property is between 75% to 80%. This property would also be an ideal rural office space (STP).

ACCOMMODATION

The accommodation is as follows:

Open plan Kitchen and Living Area

Large open plan kitchen and living area with feature log burner, quarry tiled floor, wall and base kitchen cabinets with an integrated oven and hob, and 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, WC, Belfast wash hand basin, shower.

Externally the premises has an undercover patio area and lawned garden.

PLANNING

We understand that the property has the benefit of planning consent for Use Class C5 (Short Term Let), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (East Staffordshire Borough Council).

SERVICES

It is understood that the property is serviced by mains water, private septic tank, LPG and Solar Panels.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £1,625.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The subject property is available to purchase freehold as seen, with vacant possession.

PRICE

The property is available to purchase at £190,000.

VAT

We are informed that VAT is not applicable on this transaction.

OVERAGE CLAUSE

The property is subject to an overage clause for a period of 25 years at 25% uplift over the base value of the land triggered on the implementation of or disposal of the property with planning permission for conversion to residential use. This was placed on the property when bought by the current vendor in 2017.

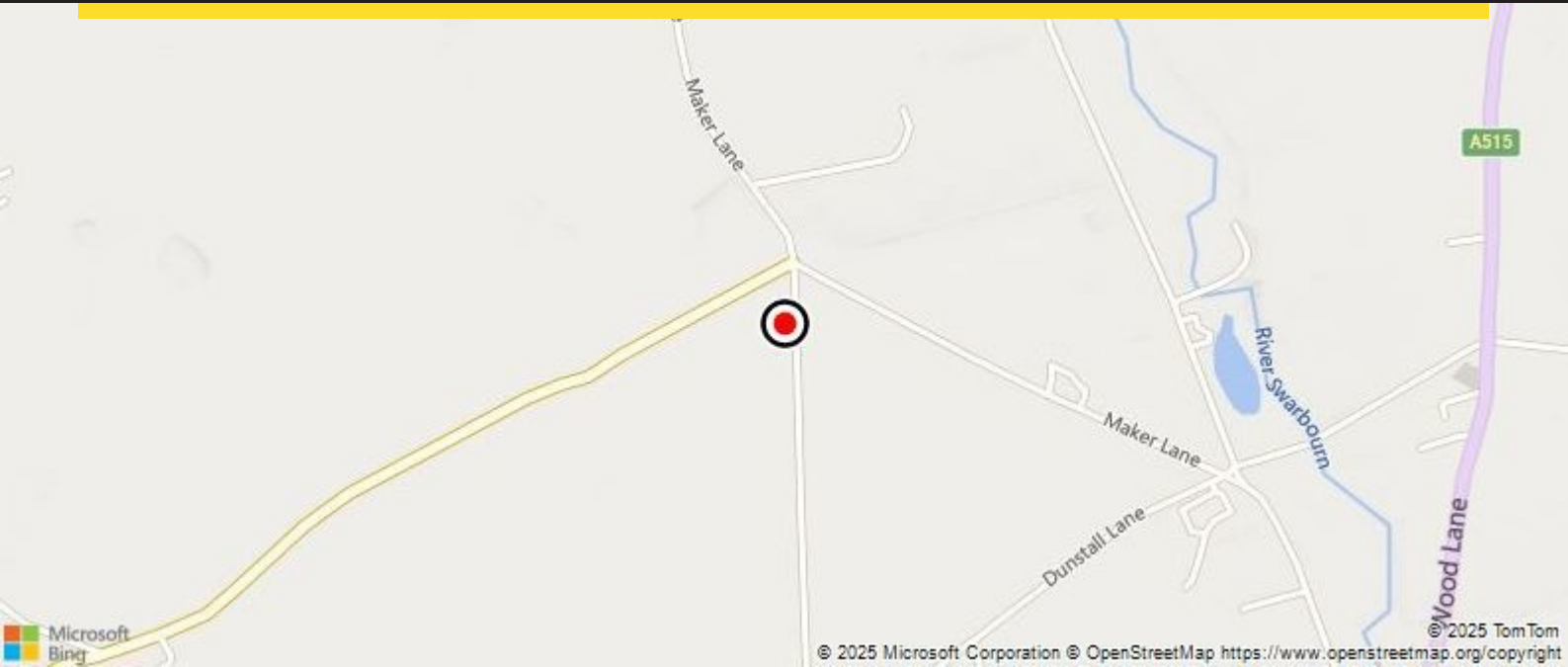
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (83).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

By appointment with Rushton Hickman or our joint agent Bagshaws 01889 562811.



CONTACT

Graham Bancroft
01283 517747
graham.bancroft@rushtonhickman.com



CONTACT

Sam Rowland
01283 387685
sam.rowland@rushtonhickman.com

REFERENCE C3294 - 300725



FOLLOW US  

www.rushtonhickman.com

01283 517747

Conditions under which particulars are issued: Rushton Hickman Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Rushton Hickman Ltd has any authority to make or give any representation or warranty whatever in relation to this property.