

2-3 Plough Cottages

Huddlesford, Lichfield, WS13 8PY



An exciting opportunity to purchase this unique development of cottages currently used as commercial offices and storage offered to the market via auction.

Auction Guide Price £250,000

John German 

John German are delighted to offer to the market via auction this attractive development site currently used as office space and outdoor workshops with potential subject to the relevant planning for residential conversion or even further commercial development.

The two cottages are set back from the road behind a tarmac driveway providing off-road parking for various vehicles.

The two cottages are currently inter-connecting and provide generous office space, two kitchens, guest toilets and much more.

Outside there is a detached barn style property currently split into two storage spaces, a large workshop area and secure gated off-road parking space.

Please note: The vendor has informed us there has been previous structural defects or issues with subsidence with the safe gasket.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: To a treatment plant

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

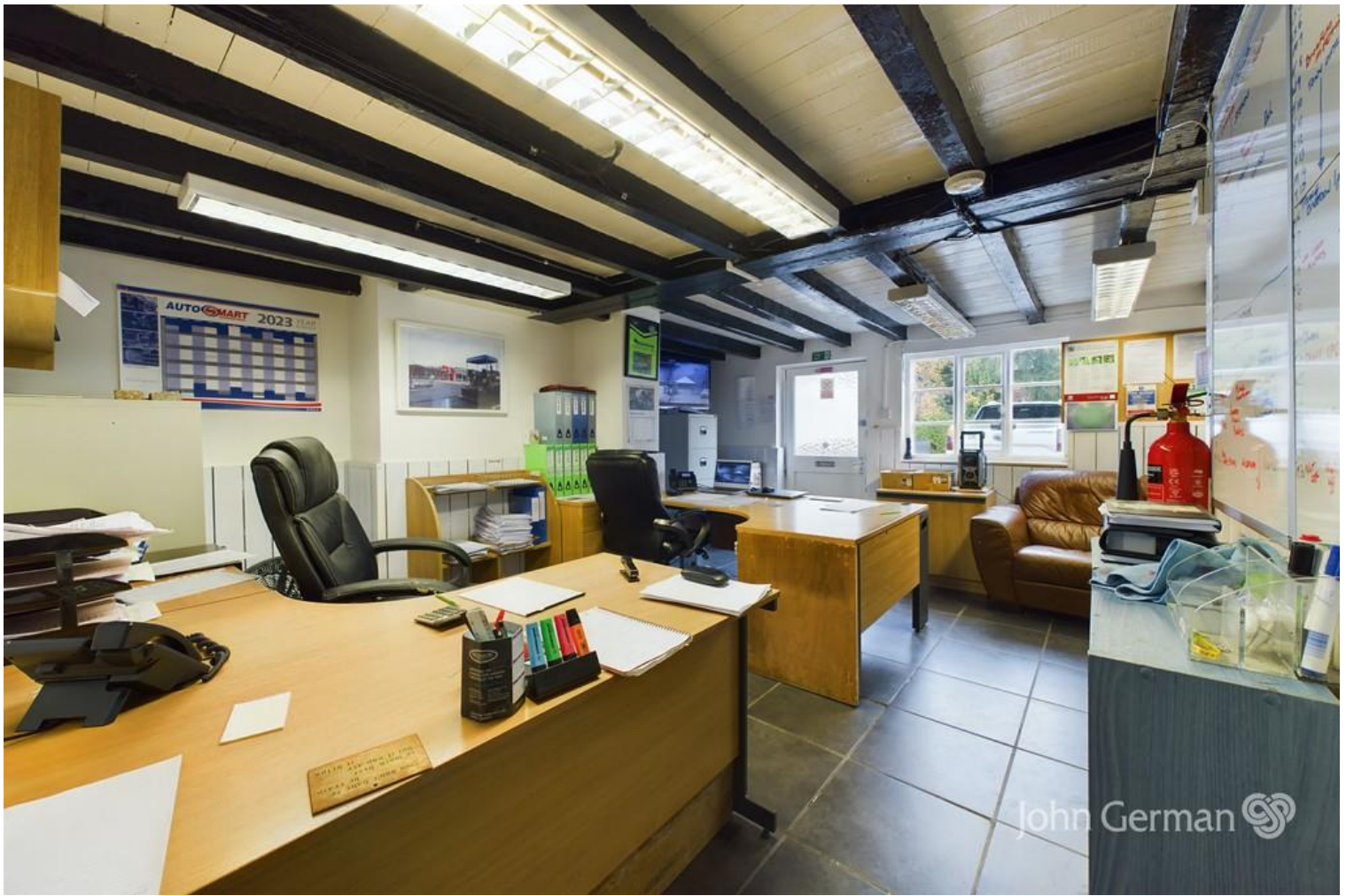
Local Authority/Tax Band: / Tax Band

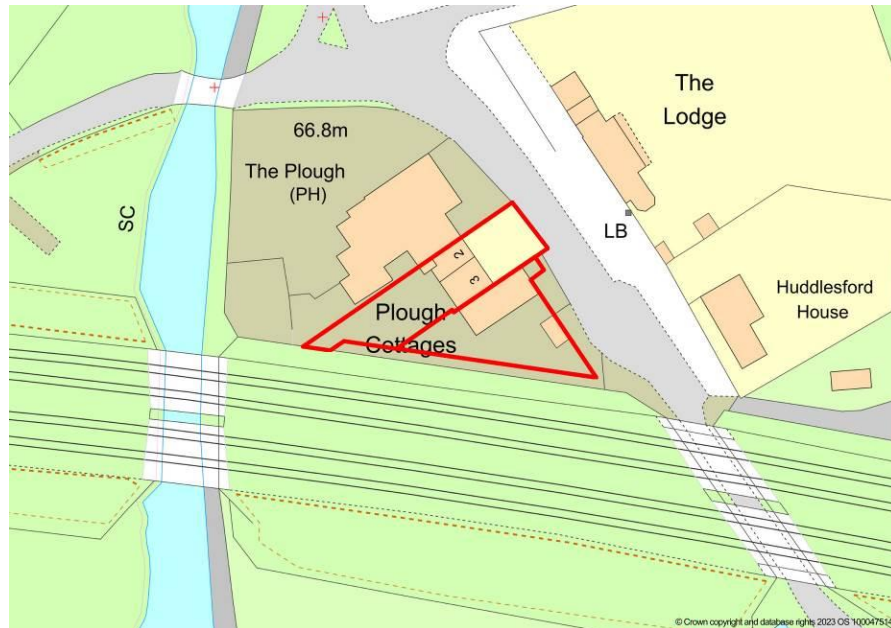
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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