



Guide Price: £465,000+

Residential land and buildings

Priory Farm
Uttoxeter Road
Rugely, WS15 3JA

OVERVIEW

For sale by online auction, Priory Farm represents a versatile residential and land opportunity in a picturesque Staffordshire setting. This is a receivership sale, offered by Joint Fixed Charge Receivers with no chain. The sale includes two distinct freehold titles being sold as a single lot: The Studio (SF233971), a traditional brick-built farmhouse with a characterful timber-clad kitchen extension, and The Flat (SF699152), a renovated single-storey annexe.

The estate is set within several acres of paddocks and amenity land, bordered by the River Blythe. The grounds offer a peaceful, secluded environment, accessed via a long private driveway that serves the farm and another property not forming part of the sale. Potential buyers should note that the land is subject to historical Deeds of Grant relating to a significant water main easement. While the property is connected to mains water and electricity, drainage is provided via a private septic tank. "The Fishing House" is situated within the original farm boundary but is held under separate ownership and is explicitly excluded from this sale.

Lot No. 4

Auction date: 13 & 14 May 2026

EPC

The studio is rated within EPC band D and expires 27 June 2034 <https://find-energy-certificate.service.gov.uk/energy-certificate/0500-0188-0422-6325-3643>

The Flat is yet to be assessed

Council Tax

The Studio is rated within council tax band A and Priory Farm is rated within council tax band E.

Broadband Checker

<https://www.broadband.co.uk/checker/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-riskBuyers>

Tenure

Freehold

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Buyers Premium

3% (min.£4,500) inc. VAT

Deposit

10% deposit payable in addition to the Buyer's Premium

FEATURES

- Online auction date 13 & 14 May 2026
- Residential land and buildings
- Ample space for parking
- Picturesque countryside location
- Located within village of Blithbury
- Guide price £465,000+
- Two properties including the Flat and Studio
- Lots of surrounding green space
- Rural location adjacent to River Blythe
- Freehold

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.