



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](mailto: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

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