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The Barn, Old Waste Lane, Balsall Common

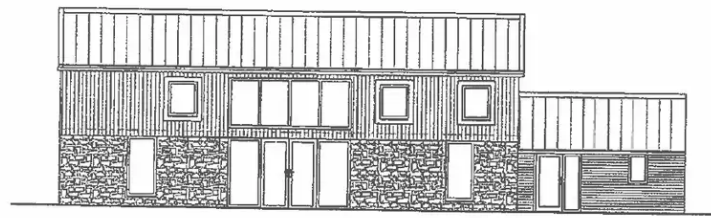
Guide Price £350,000



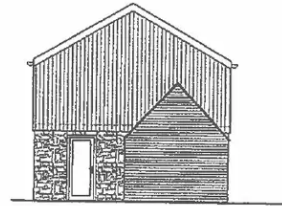
PROPERTY OVERVIEW

The Barn, on Old Waste Lane, Balsall Common. Offers a rare opportunity to develop and construct a new barn conversion in a wonderful semi-rural location. Set within over half an acre of land, planning permission is in place (Solihull County Council planning ref. PL/2023/00905/PNCUDW) under the 'Change of Use' for the creation of a stunning 3 bedroom property with fabulous living spaces across both floors. The final property will be a spacious semi-rural escape, yet within easy access to local amenities. Alternatively, there is the possibility of adapting the design to deliver a dream home with a personal touch, subject to the necessary planning consents for any alterations.

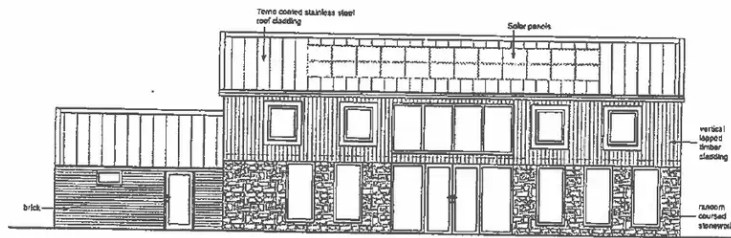




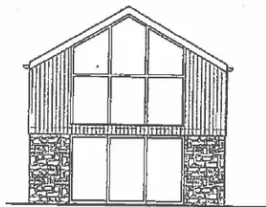
North Elevation



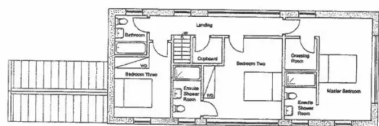
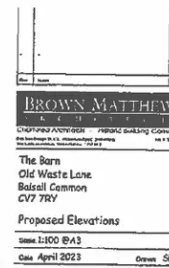
West Elevation



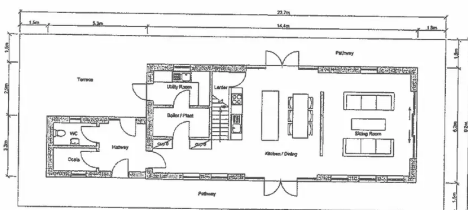
South Elevation



East Elevation

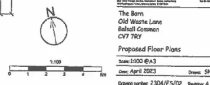


First Floor Plan



Ground Floor Plan

Total Ground Floor Area = 108sqm
Total Area for Development incl. 50% = 206sqm



The existing plans will convert a well-constructed, modern agricultural building into a single private home, with associated gardens and excellent parking provisions. The ground floor living space will be open to the full height of the property, with a first floor living area overlooking the void, both spaces will have far-reaching views through the full height glazing to the eastern elevation. Five en-suite bedrooms will be arranged across the two floors, providing a mix of flexible and accessible accommodation.

An additional number of photos will show the barn when originally purchased. A number of years ago.

PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

- Unique Development Opportunity
- Sought after Location
- Private Aspect



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Council Tax band: D

Tenure: Freehold

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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