Development Site, Grange Farm Barns

Bromley Wood, Abbots Bromley
Development Site

Grange Farm Barns, Bromley Wood
Abbotts Bromley, Staffordshire

A group of buildings including former traditional farm buildings and steel framed buildings, on a 9.599 acre site.
The traditional buildings have previously achieved Planning Approval for conversion into two fairly large individual residences, Unit 2 having a floor area of over 3400 sq.ft and 4/5 bedroomed accommodation potentially. Unit 1 is similar but with the smaller floor area of 2500 sq.ft.

A third steel framed unit has Prior Approval to form a dwelling from the Agricultural Building. This was dated 5th March 2015 and had a three year to begin condition.

The buildings are able to be designed in different ways but as mentioned the two traditional buildings need the planning approvals renewed.

The whole area of the site extends to 9.599 acres or thereabouts providing an opportunity to supply each unit with substantial paddock areas.

**Location**

The site is situated off the Burton Road, approximately 1 mile to the east of the historic village of Abbots Bromley.

The site is in an Agricultural area and has fields to the front, side and rear.

The site is within easy travelling distance of Burton, Lichfield and Uttoxeter.

These traditional former farm buildings are located in a delightful rural situation and have the benefit of approximately 9½ acres of land which can be split and added to future homes.

The conditional purchaser would be expected at their own expense to renew the planning approvals on the traditional buildings. The buildings have had previous approval but the time lapse between the original permissions and now requires that the permission be reserved. The precedents in the location and the original permissions should provide confidence towards success whilst there is never any guarantee.

The steel framed barn adjacent has an approval for conversion although no detailed plans have as yet been drawn up.

The site is a typical arrangement of farm buildings surrounding everyday agricultural activities. At this stage therefore the development potential needs to be seen by someone with imagination, however, imagination is not required to see the beauty of the location.
Tenure
Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services
Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. The farmhouse has an oil fired central heating system and private drainage. Broadband connectivity to be confirmed.

Local Authority
East Staffordshire Borough Council

Useful Websites
www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

JGA/161216
JGB/280317
SH/KLT/LC

John German
29 Bore Street, Lichfield
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Promap/Ordnance Survey Extract
For identification purposes only - not to scale.

Floor Plan Clause
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016

Agents’ Notes
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Measurements
Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.