

Bromley Wharf Boathouse

Lichfield Road, Bromley Hayes, Kings Bromley, WS13 8HS

John
German



Bromley Wharf Boathouse

Lichfield Road, Bromley Hayes, Kings Bromley, WS13 8HS

Guide Price £750,000

Unique opportunity to acquire a detached modern two storey boat house building with dry dock and first floor offices in a stunning rural canal side location with 3 off-line moorings and within a 10 minute drive of Lichfield. To Include 8 further off-line moorings. Quiet location adjacent to the Trent & Mersey canal and close to Kings Bromley marina.

The substantial two storey brick building was constructed in 2010 as a canal boat service and maintenance business with off-line canal boat moorings on The Trent and Mersey Canal. The private road access is directly from the A515 between Lichfield and Kings Bromley.

In 2016, the current owners obtained Planning Permission to convert the building into residential use, that planning has now lapsed and the property comprises a detached two storey building of very substantial construction. The ground floor a dry dock, the first floor open plan offices.

Moorings: A total of 11 moorings, 3 directly in front of the property with a further 8 off-line.

Services: Mains water and electricity are connected. Drainage would be the responsibility of new owners to install a private treatment plant.

Special Note: The vendors may consider selling the property with just 3 moorings and retain the other 8 moorings.

Promap/Ordnance Survey Extract: For Identification purposes only - not to scale.

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

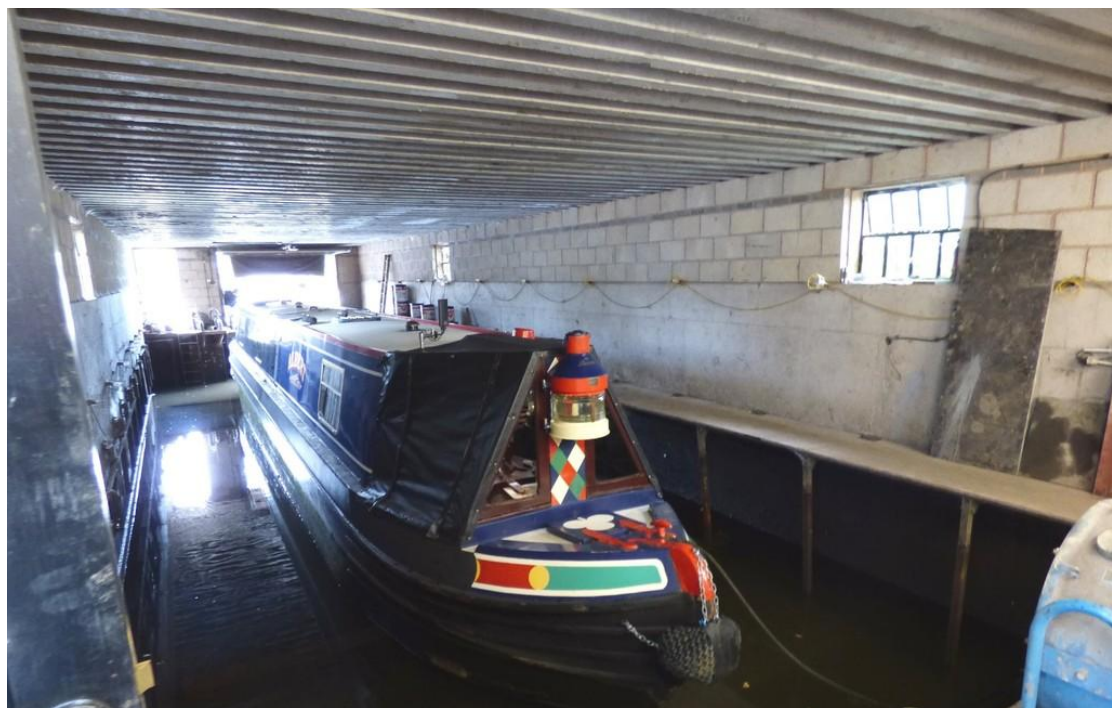
Local Authority : Lichfield District Council

Useful Websites: www.environment-agency.co.uk

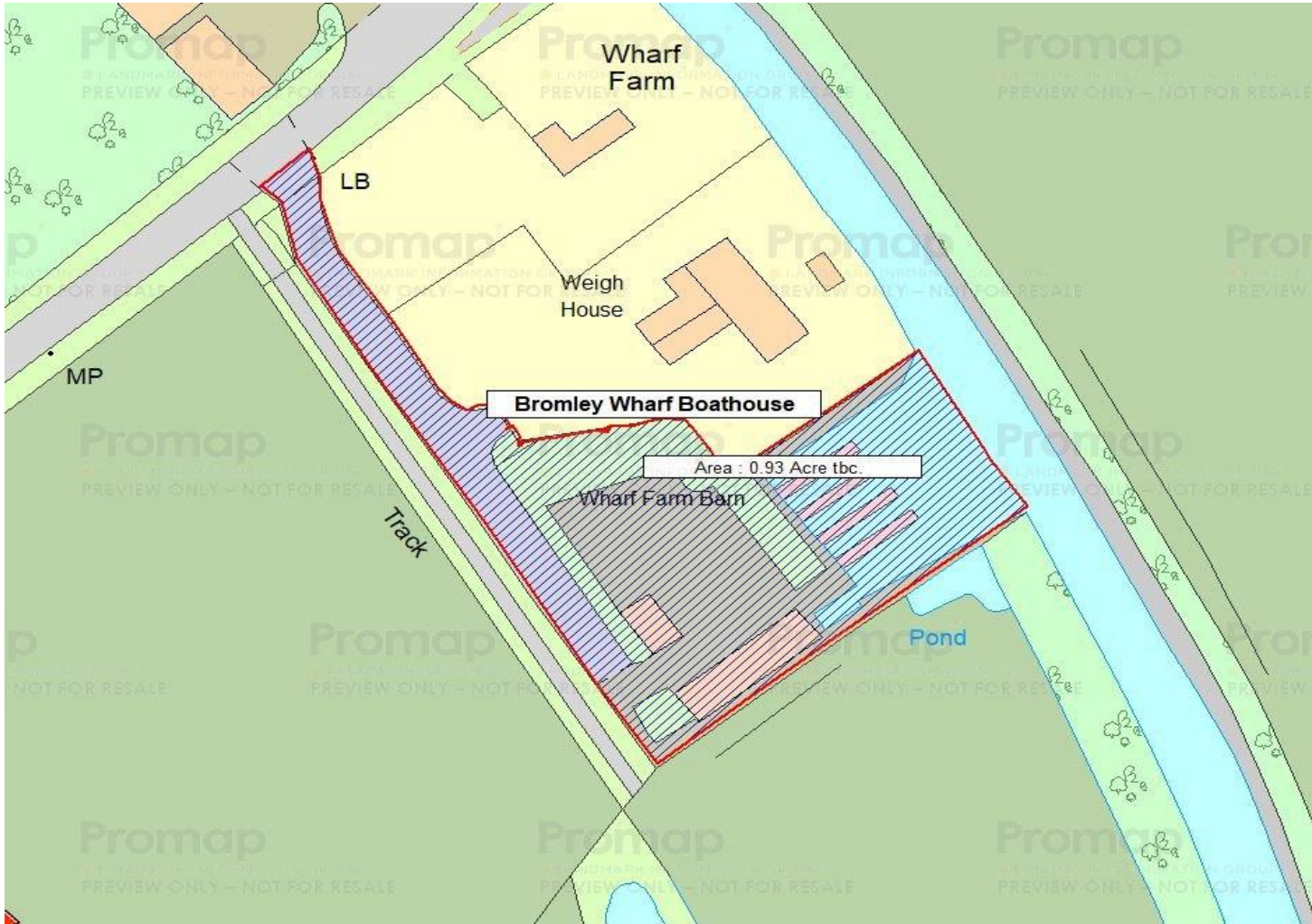
www.environment-agency.gov.uk/maps

www.lichfielddc.gov.uk

Our Ref: JGA/310117







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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.

EPC NOT REQUIRED

John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

