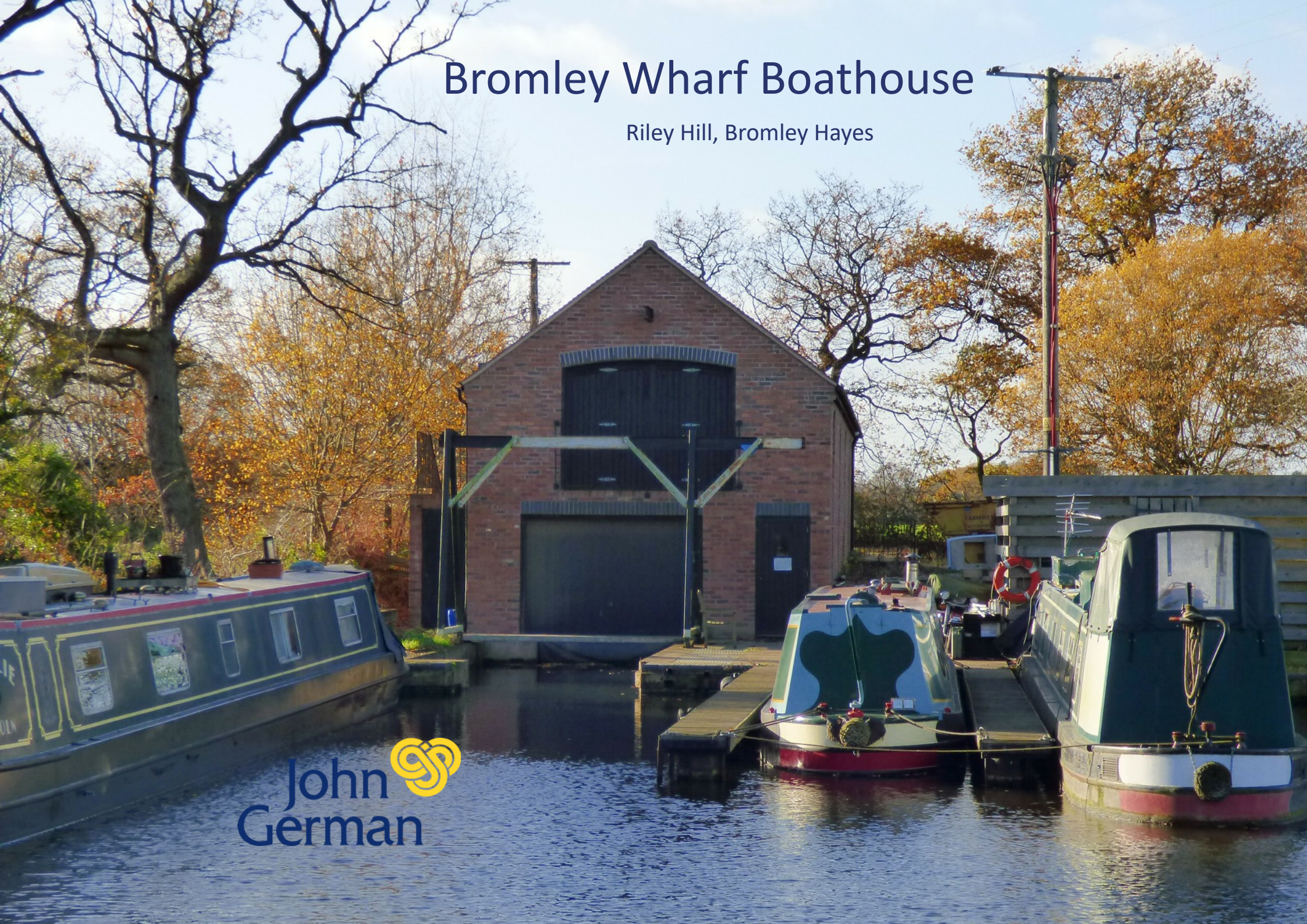


# Bromley Wharf Boathouse

Riley Hill, Bromley Hayes



John   
German



# Bromley Wharf Boathouse

Riley Hill, Bromley Hayes, Lichfield, WS13 8HS

**Unique opportunity for 3-4 bedroomed residential conversion in a stunning rural canal side location with 3 off-line moorings and within a 10 minute drive of Lichfield.**

**Bromley Wharf Boathouse occupies a quiet location adjacent to the Trent & Mersey canal and close to Kings Bromley marina.**

**Guide Price**  
**£650,000**



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 owners obtained Planning Permission (granted 18/11/2016) to convert the building into residential use which would provide about 3000 sq.ft of accommodation over two floors.

#### **The proposed accommodation:**

Ground floor - open plan living room/kitchen, swimming pool, shower/w.c.

First floor - master bedroom and en suite, two further double bedrooms (each en suite), a sitting room with study area or potential fourth bedroom.

There would be views out over the canal from both floors, a proposed sunken garden, three canal boat moorings and planning is also granted for a separate detached double garage block and workshop.

#### **Other Information**

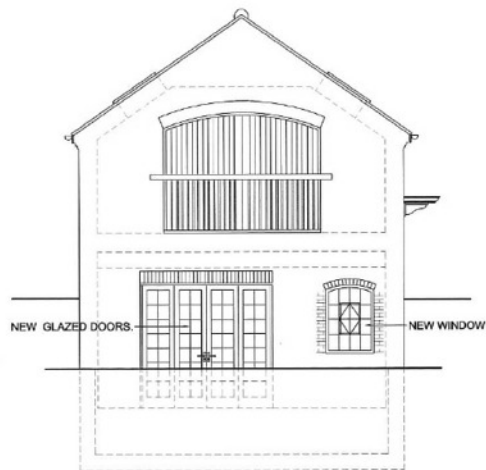
Detailed plans and copies of the proposal are available from the John German Lichfield office.

#### **Services**

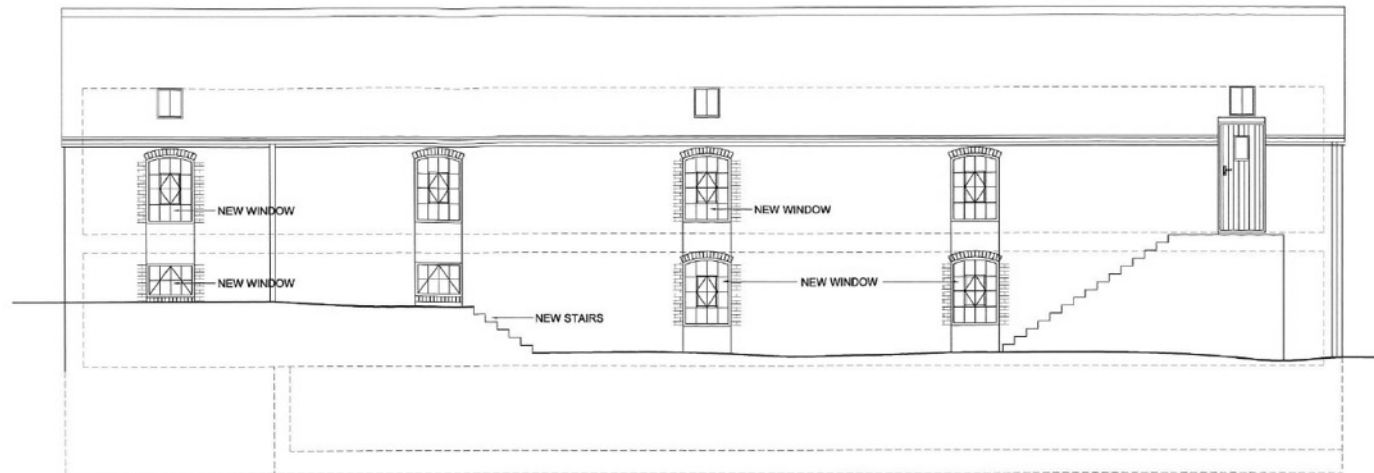
Mains water and electricity are connected. Drainage would be the responsibility of new owners to install a private treatment plant.



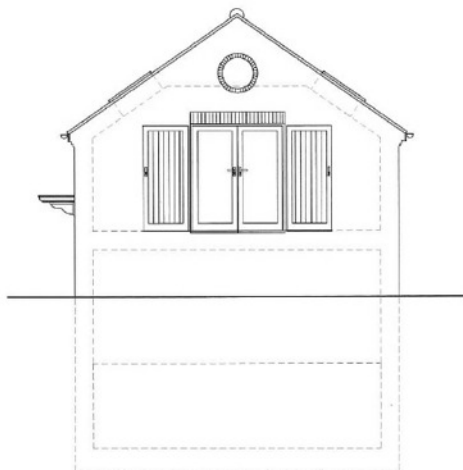
# Proposed New Elevations



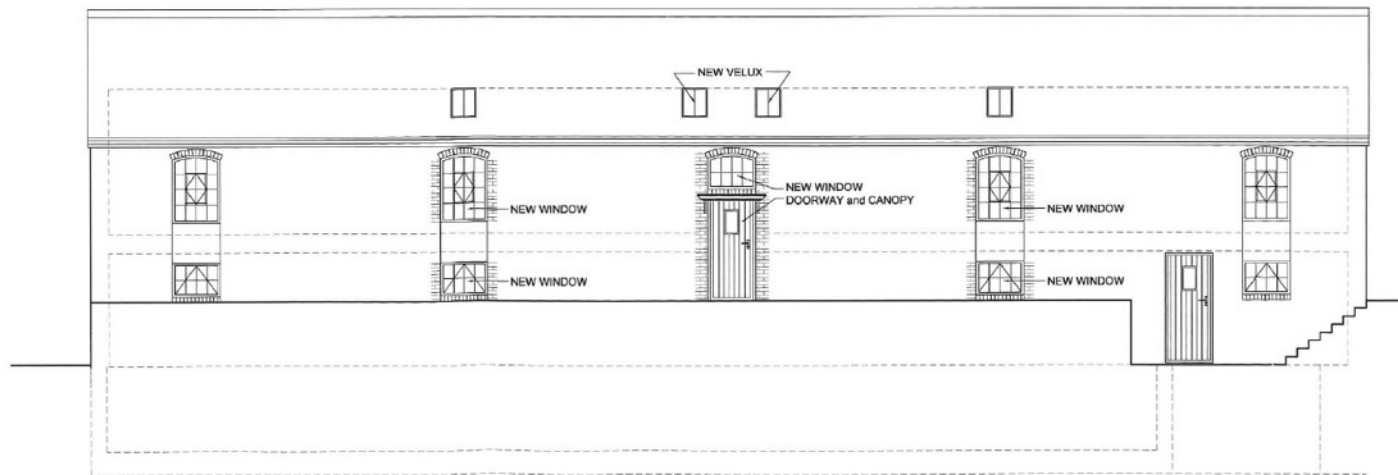
03 NORTH ELEVATION



04 EAST ELEVATION



01 SOUTH ELEVATION



02 WEST ELEVATION

CASA DESIGN

Bromley Wharf  
House

Lichfield Road  
WS13 8HS

GROSS AREA: N/A  
NET AREA: N/A

CASA DESIGN,  
RANS HOUSE,  
STOW LONDA JALTINGDON,  
CAMBS, PE28 0TN  
Tel: 01455 800555  
Fax: 01455 801155  
Email: info@casa-design.co.uk

Revised: 07.07.15  
Revised: 05.08.15

REVISIONS:

Drawing Title:

ELEVATIONS

Proposed

Project Number: CD 1436

Date: 11.01.15

Scale: 1:50

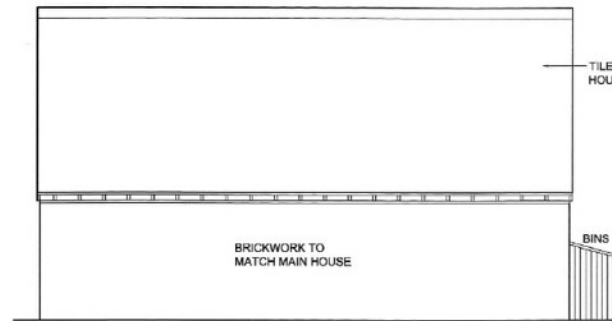
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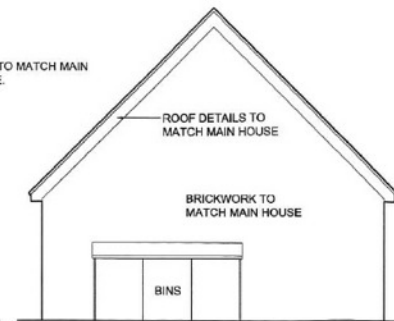




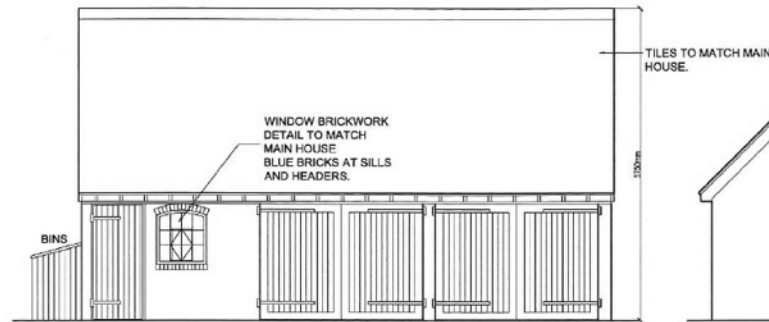
## Proposed Garaging/Workshop



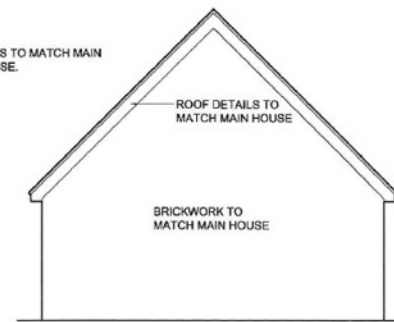
04 NORTH ELEVATION



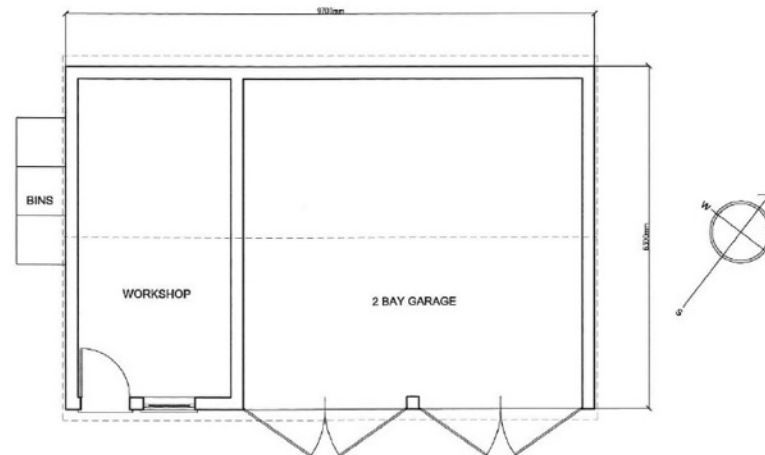
05 WEST ELEVATION



02 SOUTH ELEVATION

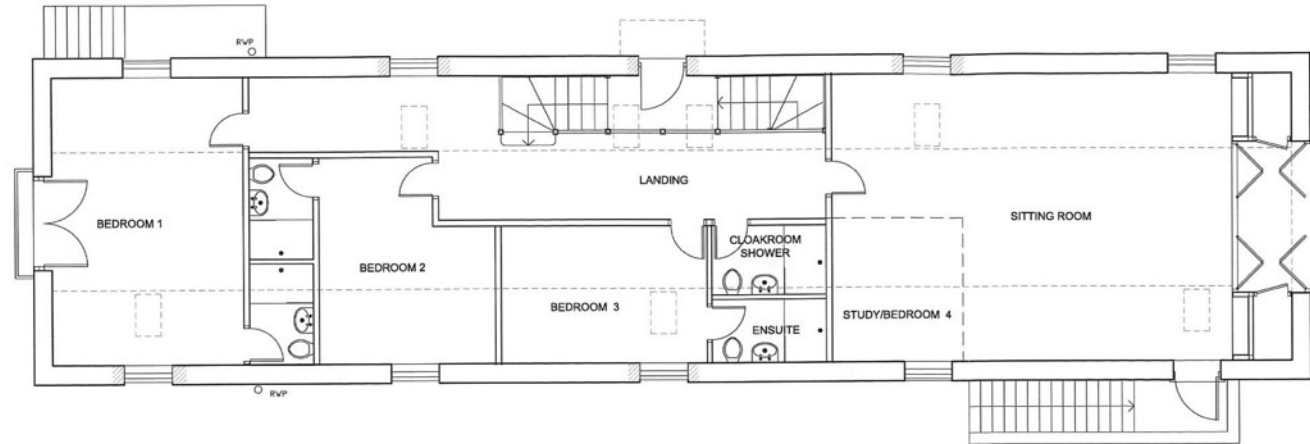


03 EAST ELEVATION

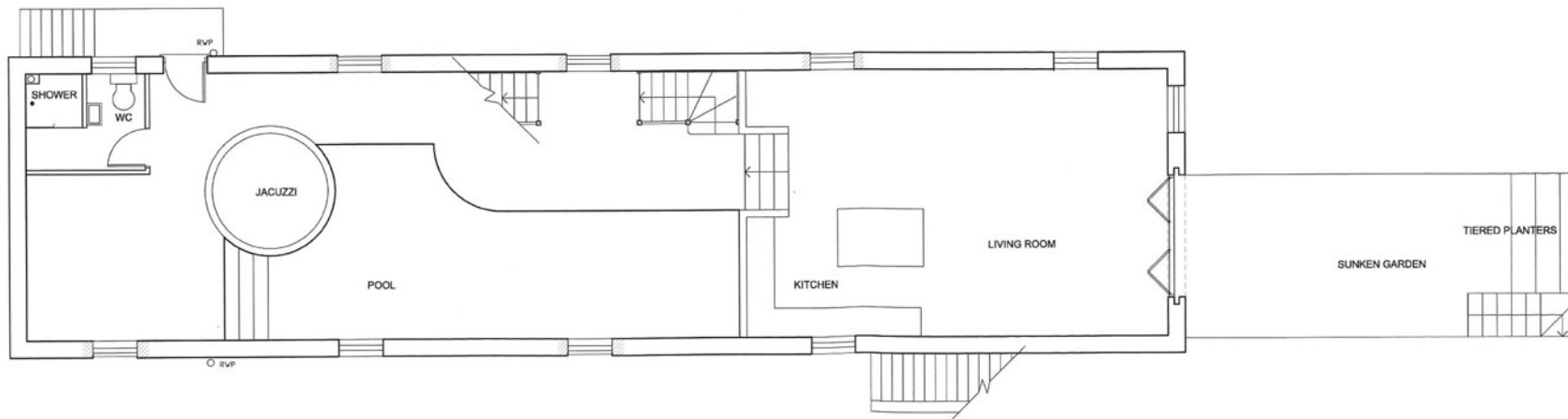


01 PLAN

# Proposed Accommodation



02 UPPER GROUND FLOOR PLAN



01 LOWER GROUND FLOOR PLAN Proposed  
SCALE 1:50

CASA DESIGN

Bromley Wharf  
House

Lichfield Road  
WS13 8HS

GROSS AREA N/A

NET AREA

CASA DESIGN,  
RAMS HOUSE,  
STOW LONGA, HUNTINGDON,  
CAMBS PE28 0TN  
Tel: 01455 860038  
Fax: 01455 881151  
Email: [souline@cjd.co.uk](mailto:souline@cjd.co.uk)

Revised: 25.07.16  
Revised: 12.07.16  
Revised: 07.07.16  
Revised: 26.01.16

REVISIONS:

Drawing Title:

PLANS  
Proposed

Project Number: CD 2436

Date: 11.01.16

Scale: 1:50

Drawing Number:

A2



**Promap/Ordinance Survey Extract**  
For Identification purposes only - not to scale.

## 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.

## Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.

## Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

## Local Authority

Lichfield District Council

## Useful Websites

[www.environment-agency.gov.uk/maps](http://www.environment-agency.gov.uk/maps)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

JGA/311017

(DRAFT - Awaiting approval, may be subject to amendment)

MA/KLT/LC

## John German

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**01543 419121**

[lichfield@JohnGerman.co.uk](mailto:lichfield@JohnGerman.co.uk)



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Burton upon Trent | East Leake | Lichfield | Loughborough  
Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk Sales and Lettings Agent**