



Barretts Lane Farm,  
Barretts Lane  
Balsall Common, Coventry







# Barretts Lane Farm, Barretts Lane

Balsall Common, Coventry, CV7 7GB

## \*\* FANTASTIC DEVELOPMENT OPPORTUNITY \*\*

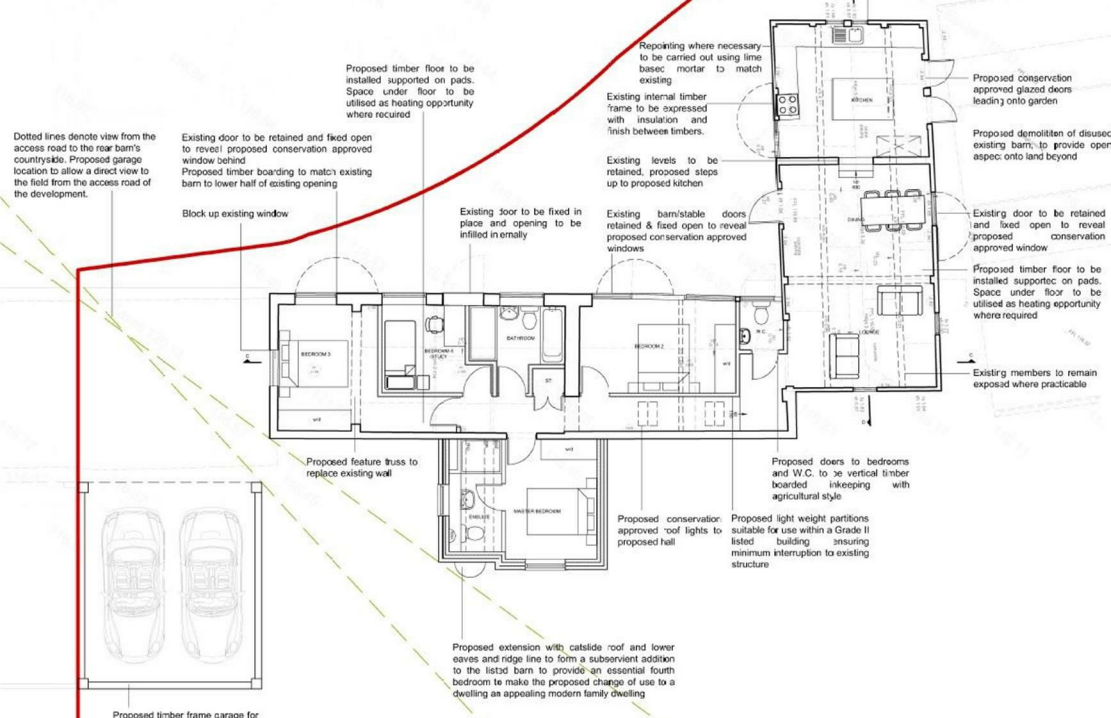
A superb opportunity to acquire a freehold Grade II listed barn with full planning permission on approximately half an acre plot within an exciting new development in the heart of Balsall Common. The barn is situated within an exclusive gated development overlooking open countryside and easy access to the centre of the village with its local shops and restaurants, rail commuters are equally well catered to as the train station is easily walked to.

### Distances to amenities and transport links

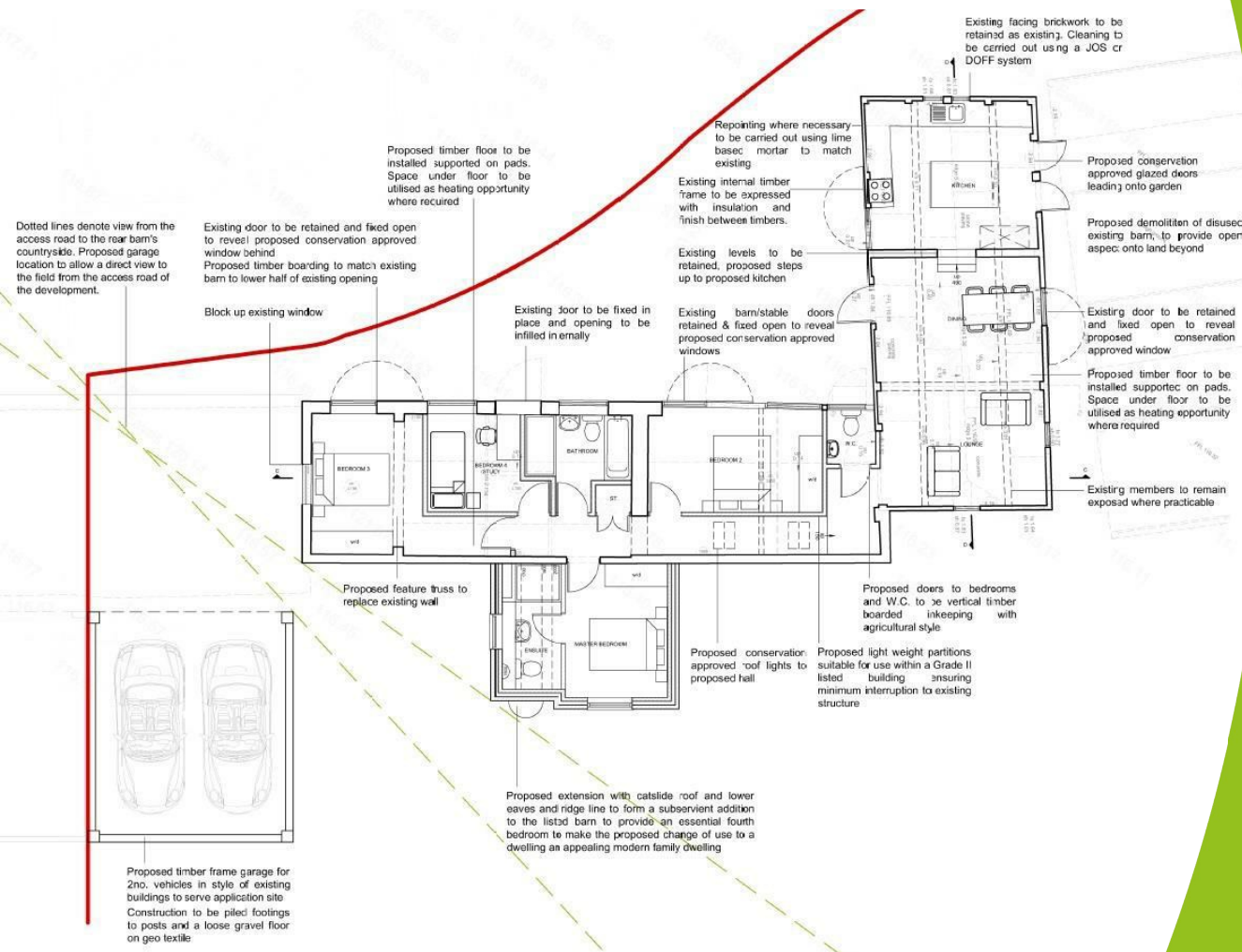
Berkswell Station - 0.75 miles  
 Birmingham Airport - 7 miles  
 Birmingham International Station - 7.45 miles  
 Balsall Common Village - 0.7 miles  
 Solihull Town Centre - 9.2 miles  
 Knowle Village Centre - 5.1 miles  
 Coventry City Centre - 6.7 miles







Don't miss this superb opportunity to acquire a freehold Grade II listed barn with full planning permission retaining many original features and being sympathetic to the properties history and the surrounding development. The proposed plans include a superb open plan living family dining area with access to the kitchen off having double doors leading out to the garden. There is a rear hallway being naturally lit with roof lights and access to the bedrooms. There are 4 bedrooms, the master with a luxury en suite shower room, a family bathroom and a separate cloak room. The plans include the erection of a double timber framed garage suitable for 2 vehicles. There are private gardens and the property is situated on approximately half an acre plot. The development has an attractive central communal courtyard garden feature.



**Total area: approx.  
1400.00 sq ft**



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**City Centre**  
20 New Union Street  
Coventry, CV1 2HN  
**024 7622 2022**  
sales@payne-cov.com

**Earlsdon**  
221 Albany Road  
Coventry, CV5 6NF  
**024 7667 7000**  
earlsdon@payne-cov.com

**Daventry Road**  
165 Daventry Road  
Coventry, CV3 5HF  
**024 7650 3070**  
daventryroad@payne-cov.com

**Walsgrave Road**  
312 Walsgrave Road,  
Coventry, CV2 4BL  
**024 7645 5555**  
walsgrave@payne-cov.com

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |

#### Disclaimer:

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