



Development Opportunity At Millfields Farm, High House Lane, Albrighton, Wolverhampton, WV7 3JL



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An exciting development opportunity in a fine semi-rural position provided by some former stables which have planning permission granted to create a two bedroomed, detached single storey home with the potential for further accommodation being possible (STPP) in a superb plot of a fraction under 1 acre together with outbuildings including two stable blocks WITH THE POTENTIAL TO PURCHASE UP TO A FURTHER 4 ACRES OF LAND BY SEPARATE NEGOTIATION

### LOCATION

Millfields Farm lies on High House Lane adjacent to the A41 within easy reach of the wide ranging local facilities for which Albrighton is renowned. The village centre provides a full complement of shops and communications are excellent with rail services running from Albrighton Station with direct connections to Birmingham and the M54 being easily accessible at J3 facilitating fast access to Shrewsbury, Birmingham and beyond.

### DESCRIPTION

The property currently comprises a range of former stables which have planning permission granted for conversion to provide a single storey residence which in brief comprises:

- Hall
- \* Cloakroom
- \* Large reception room open through into:
- \* Kitchen
- \* Two en-suite bedrooms
- \* There are adjoining buildings which could potentially also be converted to provide further living accommodation, subject to gaining all of the usual and necessary consents and permissions

### OUTSIDE

The property is approached through double five bar gates onto a large forecourt with the buildings for conversion standing immediately on the left hand side. There is a level plot of approximately 0.95 acres in total and a range of outbuildings including two stable blocks and an open fronted store.

UP TO A FURTHER 4 ACRES (APPROXIMATELY) OF GRAZING LAND ARE AVAILABLE BY SEPARATE NEGOTIATION AT A GUIDE PRICE OF OFFERS AROUND £80,000

### PLANNING

Planning permission was granted by Shropshire Council for the Conversion from stables to a residential dwelling  
Application number: 16/02725/FUL  
Date of decision: 26th September 2016

### IMPORTANT NOTES

- 1) We are advised by the seller that works have commenced on the buildings so that the planning permission is still valid and that this has been confirmed in writing by Shropshire Council.
- 2) There is a derelict two storey small farmhouse to the rear of the outbuildings for conversion which will be demolished by the seller. Any reusable materials will be available for the conversion to the single storey barn.

SERVICES - Mains water and electricity are available and drainage is via a treatment plant

COUNCIL TAX BAND Tbc - Shropshire

VIEWING Please contact the Tettenhall Office.

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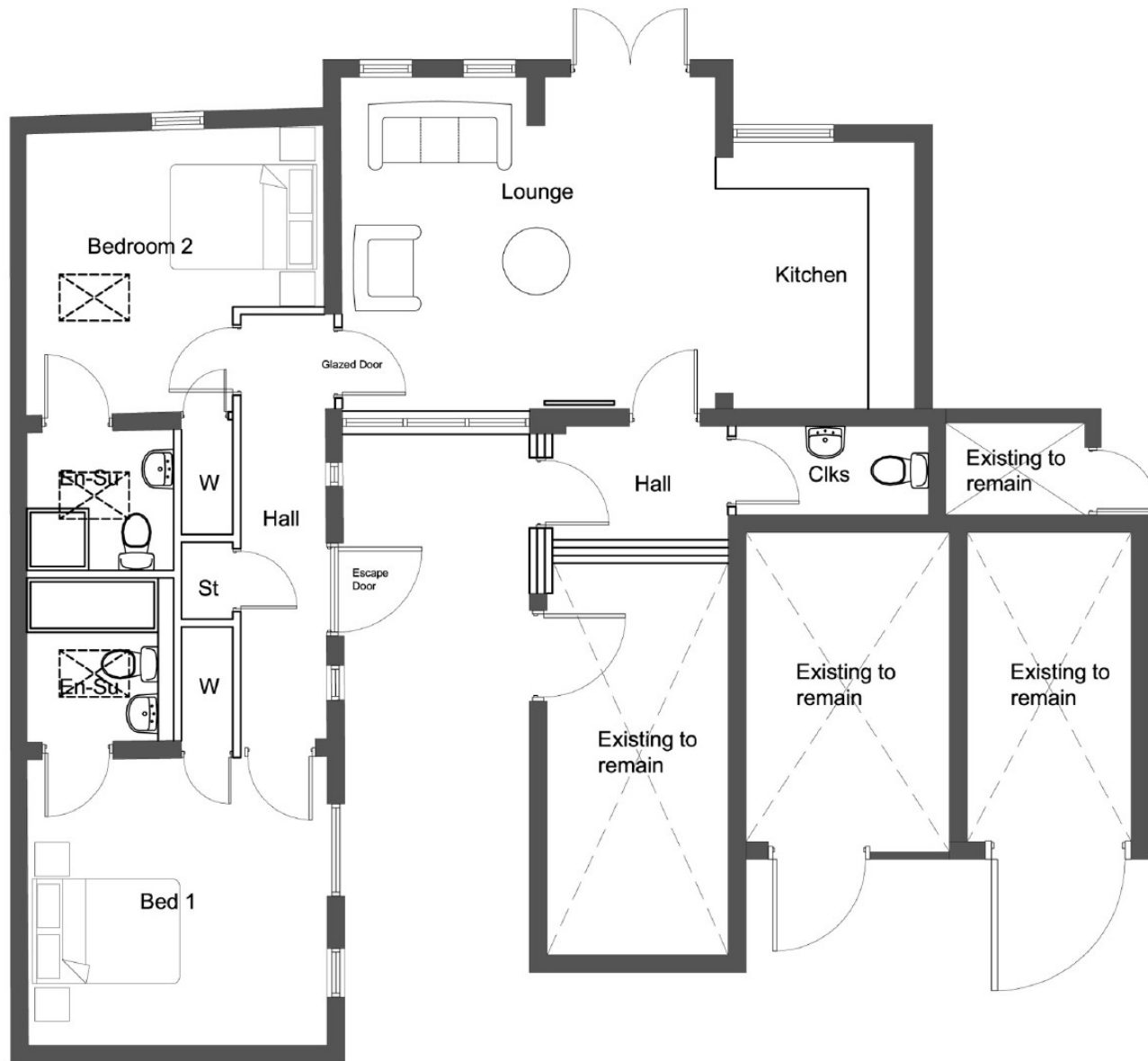
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Offers around  
£295,000

EPC: Exempt

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



# PROPOSED PLAN



**AVAILABLE BY SEPARATE  
NEGOTIATION**