



Barns at Pool House Farm
Purshull Green, Droitwich Spa
Worcestershire



Barns at Pool House Farm Purshull Green Droitwich Spa Worcestershire WR9 0NL

A fabulous rural development opportunity.

Traditional brick and tile barns at the end of a no through lane.

Notification for prior approval for the proposed change of use of an agricultural building to 2 dwelling houses.

Situation

The site is situated in a highly desirable rural area which is very well placed for commuting. Purshull Green is a quiet back water, close to the prime villages of Elmbridge and Chaddesley Corbett.

The nearby town of Droitwich provides an extensive range of amenities including both junior and senior schools, a Waitrose and railway station with regular service to both Birmingham and Worcester.

There is excellent M5 motorway access via junction 5 at Wychbold just north of Droitwich.

Description

Historically the site has been under the ownership as a well-established Worcestershire family since 1949.

Lying at the end of a no through lane next to Pool House Farm with a very pleasant aspect over a large pool as you approach.

The site extends to about 1 acre as edged red on the attached plan.



Planning

Notification for prior approval for the proposed change of use of an agricultural building to 2 dwelling houses and associated operational development.

Planning Ref: 21/02906/GPDQ

A copy of this consent is available via the agents.

General Information

The purchasers will be responsible for providing fresh connections to the mains water, electricity and disconnecting the existing farm supply.

This is to take place within 3 months of completion.

Drainage will be to a private system. There is no mains gas available.

Agents Note

Please note the following:

- The barns are not listed.
- A bridle path runs along the approach roadway.
- The buyers will be granted a right of access over the approach roadway with a maintenance charge to be agreed.

Local Authority

Wychavon District Council Tel: 01386 565000

Fixtures and Fittings

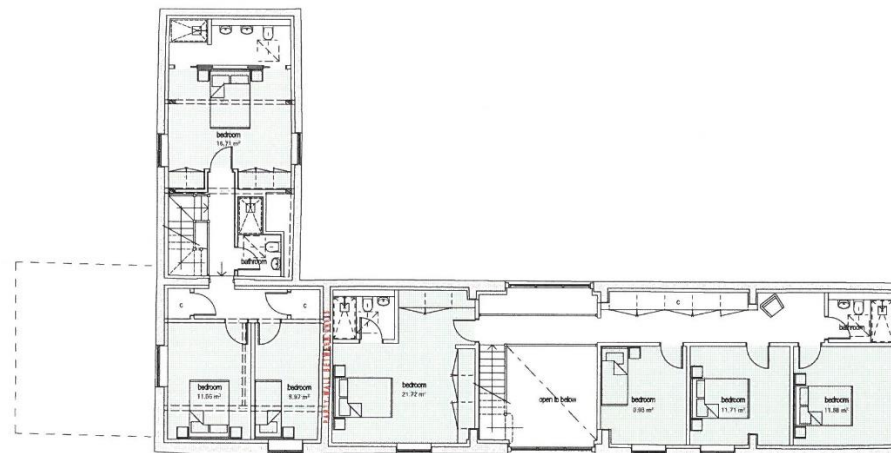
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

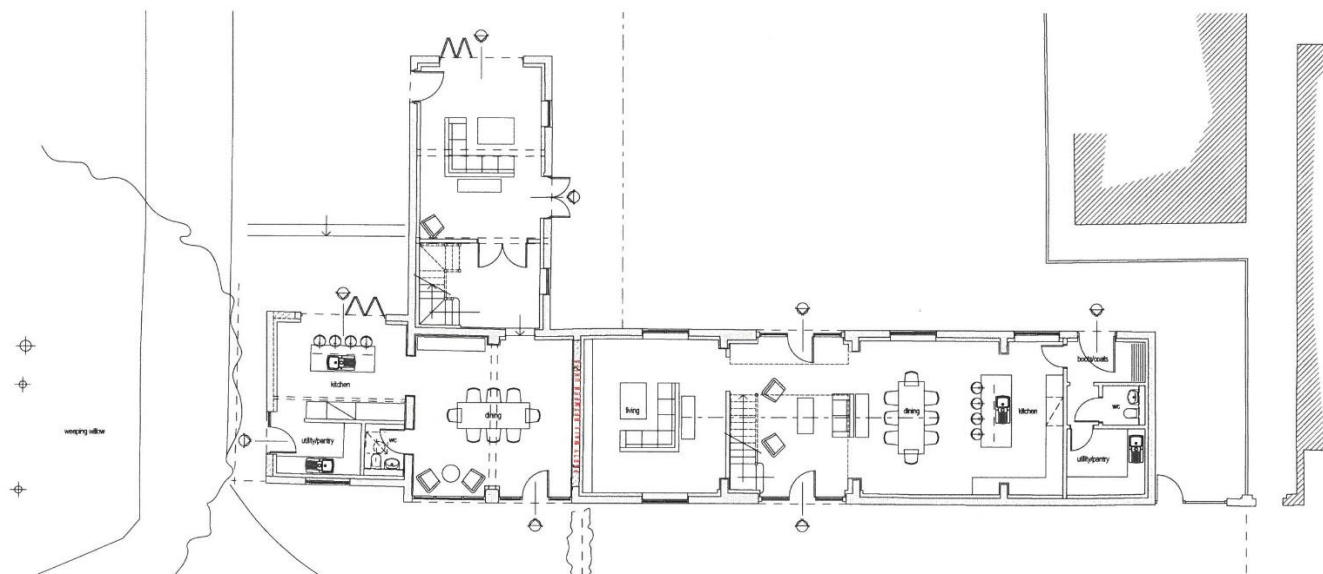
Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

As you turn left into the no through lane to Purshull Green, proceed to the end bearing to your right before locating the site ahead.



First Floor Plan



Ground Floor Plan

Client Mr & Mrs Truswell			
Project Peel House Farm, Purshall Green, Droitwich, Worcestershire, WR9 0NL			
Drawing Name As Proposed - Ground & First Floor Plans			
Drawing Number 419 D 01	Revision	Scale 1/100 @ A2	
Email info@theruralplanning.co.uk	Drawn By NMH	Date Sept 2021	
The Rural Planning Co			

G HERBERT BANKS

G.Herbert Banks
The Estate Office, Great Witley
WORCESTER WR6 6JB
Tel: 01299 896 968
Email: ghb@gherbertbanks.co.uk
www.gherbertbanks.co.uk

 **PrimeLocation.com**

 **RICS**

 **rightmove.co.uk**
The UK's number one property website

AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

