

UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY



FOXCOTE FARM BARNs WOLLASTON DY9 9AP

**WALTON
&
HIPKISS**

COMMERCIAL, LAND & NEW HOMES

KIDDERMINSTER

01562 519 777

STOURBRIDGE

01384 392 371

HAGLEY

01562 886 688



- 5 Residential Barn Conversions
- Full Planning Consent and Listed Building approvals
- Surrounded by open fields
- Freehold with vacant possession
- Close to Hagley Golf and Country Club
- Excellent commuting to Birmingham and Motorways



Foxcote House Farm Barns are situated in open countryside approximately 2 miles from Stourbridge Town Centre. The site is well located for schools and all other amenities and is close to Stourbridge Junction Railway Station and Transport Interchange together with excellent access to Birmingham and the Midland Motorway Network via the M5 - Junction 3 some 4 miles distance. Hagley Golf and Country Club is a short distance away as is Hagley and the Clent Hills.

THE PROJECT - this exciting and unique development opportunity comprises a series of disused barns in a Courtyard setting and consists of 2 barns to be converted to 4 dwellings together with an existing vacant cottage. To the centre of the Courtyard is a further building to be converted into garaging. All the barns benefit from private outside space and gardens together with ample car parking. Adjacent to the courtyard is the listed Foxcote House Farm an 18th century three storey red brick house (not included in the sale). The site is shown edged red on the plan (for identification purposes only)

Note - Thresher Barn (Barns D, E & K have been successfully converted into single dwelling and not part of this sale.

The development proposal includes - Barns F1 & F2 - 3 bedrooms • Barn H, J & Cottage - 2 bedrooms • Barn G - Garage for 2 vehicles

PLANNING - the site has full planning and listed building consent for partial demolition and conversion to residential dwellings dated January 2019 (P18/1467 & P18/1723 respectively) Prospective Purchasers are advised to satisfy themselves regarding current or intended uses of the property with the local Planning Authority.

Dudley MBC, Council House, Priory Road, Dudley DY1 1HF - 0300 555 2345
www.dudley.gov.uk/residents/planning/

TENURE - we understand the property is freehold and free of any onerous conditions. (We recommend prospective Purchasers instruct Solicitors to undertake the necessary searches and due diligence) The site is offered with full vacant possession. The Vendors live in the adjoining Listed Property - Foxcote House Farm.

PRICE - offers are sought on an unconditional basis only.

LEGAL COSTS - each party to pay all own costs in respect of this transaction.

VIEWING - express permission must be obtained to visit the site - please contact the Agents to arrange a date and time. Please note some of the buildings are in poor condition so care should be taken on site inspections.

SERVICES - we understand mains water and electricity services are available to the property.

VAT - we understand VAT will not be charged on the sale of this property

GENERAL TERMS

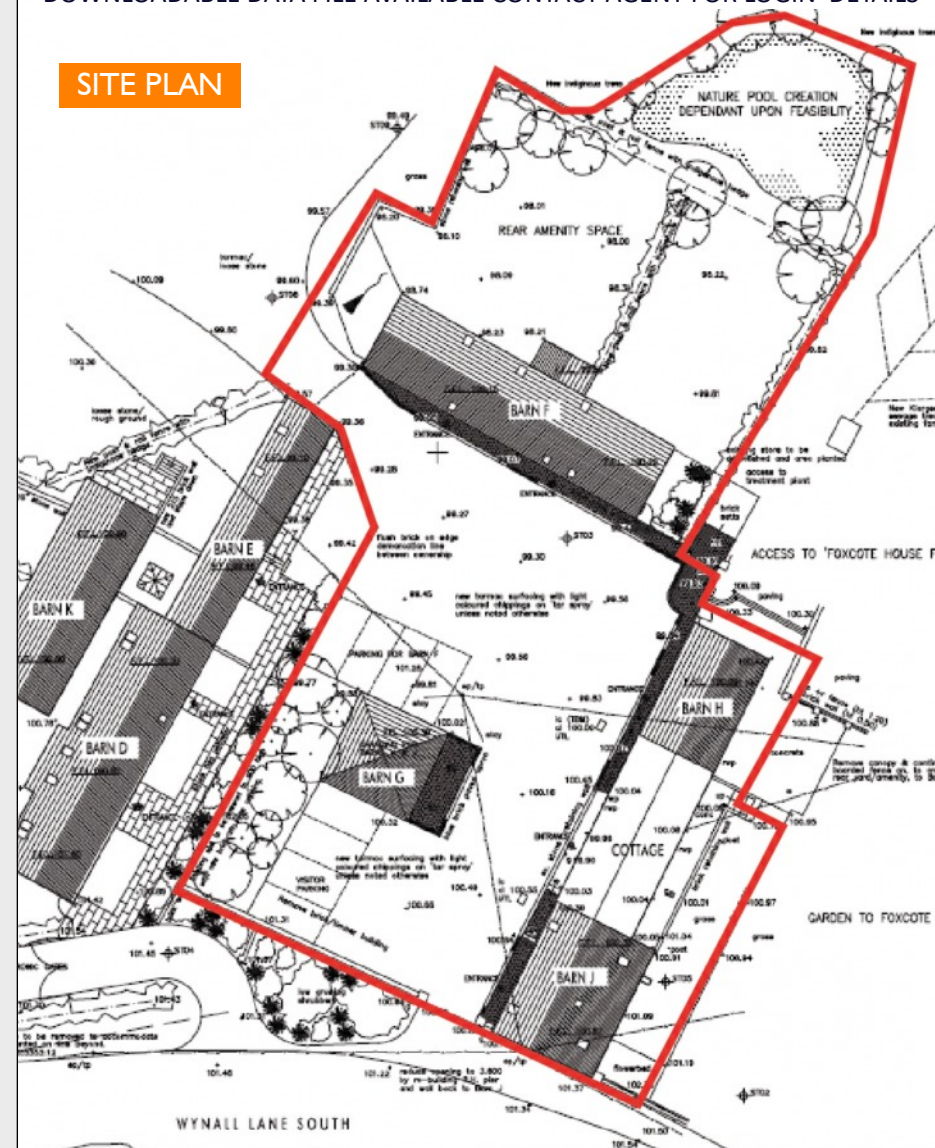
Services The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor. **References** The successful purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval. **Money Laundering** The successful purchaser will be required to submit proof of identity, in accordance with money laundering regulations.

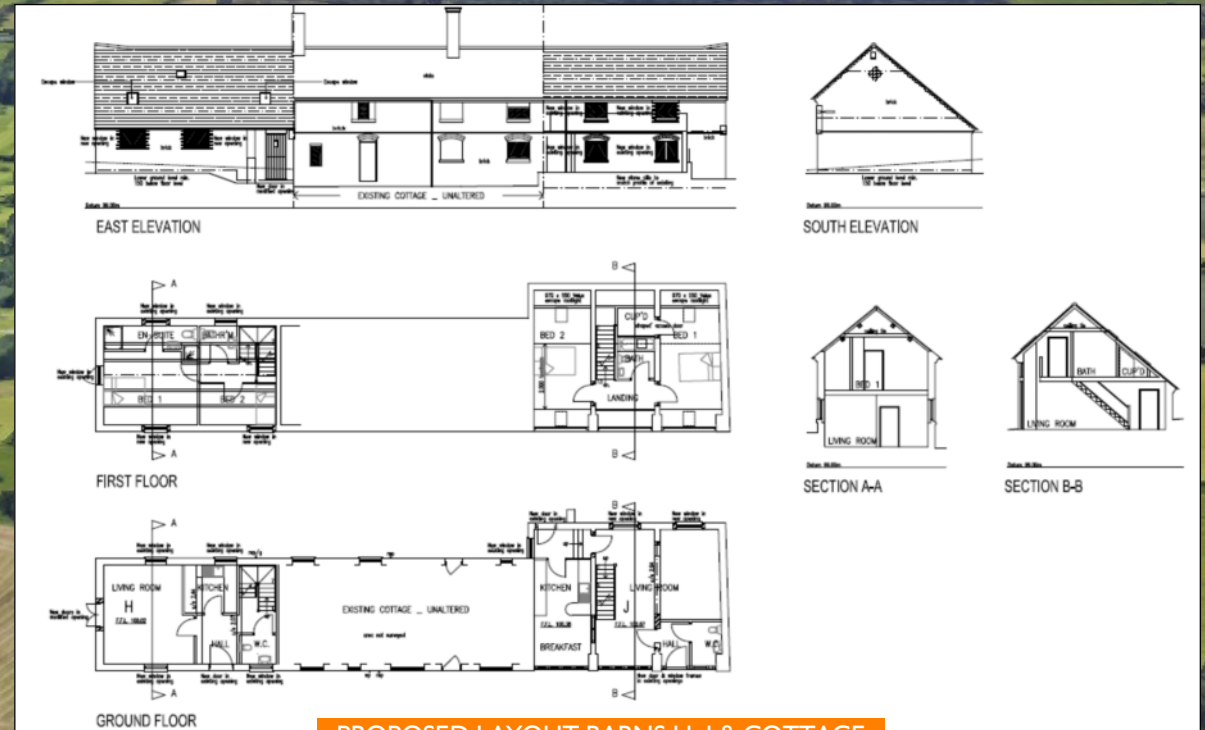
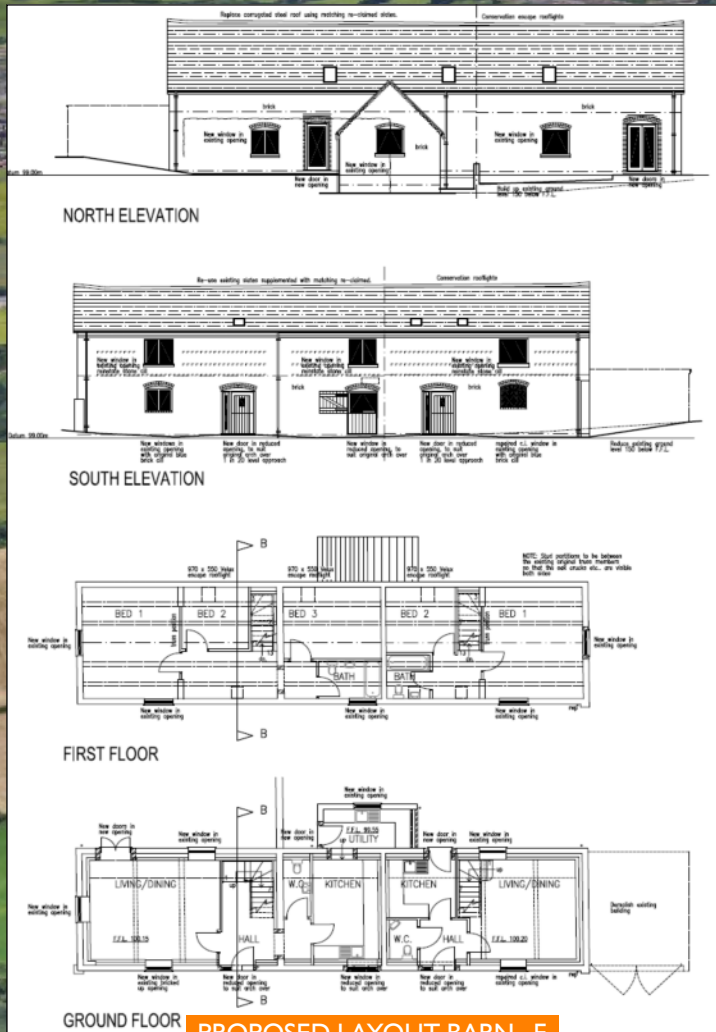
Fixtures & Fittings Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions All areas and dimensions are deemed to be approximate only.

DOWNLOADABLE DATA FILE AVAILABLE CONTACT AGENT FOR LOGIN DETAILS

SITE PLAN





IMPORTANT NOTICE:

The floor plans are approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.