

For Sale by Private Treaty

**Stable block for conversion at Glebe Farm, Kings Bromley Lane, Handsacre,
Rugeley, WS15 4ED**



**A brick and tile stable block with planning permission for conversion to a three
bedroom dwelling**

OFFERS IN THE REGION OF £265,000

DIAMOND WAY • STONE • STAFFORDSHIRE • ST15 0SD
TELEPHONE 01785 850 866 • FAX: 01785 851 665
www.hinsonparry.co.uk

AGENT'S NOTE

Hinson Parry are pleased to offer to the market this substantial brick and tile stable block with Planning Permission for conversion to a single residential unit.

Accessed from a private drive, the building has an approximate footprint of 211.85 square meters, which would allow for a good size family home on one level.

Located in a rural setting midway between Handsacre and Kings Bromley with views over open countryside. Amenities can be found in these villages, with good access to the larger nearby towns of Lichfield and Rugeley.



DIRECTIONS

From Lichfield, take the Stafford Road north. At the roundabout, take the right turn and follow the A515 for approximately 3.5 miles. Turn left onto the A513 just before Kings Bromley and the property is on the left after about 1 mile, marked by a Hinson Parry for sale board.

Satellite navigation code WS15 4ED.

DESCRIPTION

The property comprises a modern red brick and tile stable block sitting in a plot of approximately 1.35 acres (0.5 hectares), of garden and paddock land as edged red on the attached plan. The property sits in a rural area, with only one immediate neighbour and benefits from views over open countryside.

SERVICES

The purchaser will be entitled to a right of passage for services (water, gas, electricity and telecommunications) through the vendors retained land to the Kings Bromley Road. Drainage will be to a septic tank to be installed by the purchaser.

PLANNING

The building has been granted planning permission to be converted to a three bedroomed property. For full details of the planning permission see Lichfield Councils website, Ref. No: 18/00595/COU dated 19th September 2018

ACCESS

The purchaser will have a right of way along the farm drive, shown in blue on the attached plan.

TENURE AND POSSESSION

The property is sold freehold with vacant possession available on completion.

VIEWING

Any enquiries strictly through the Agents, Hinson Parry and Company of Diamond Way, Stone, Staffordshire ST15 0SD whose contact telephone number is 01785 850866.



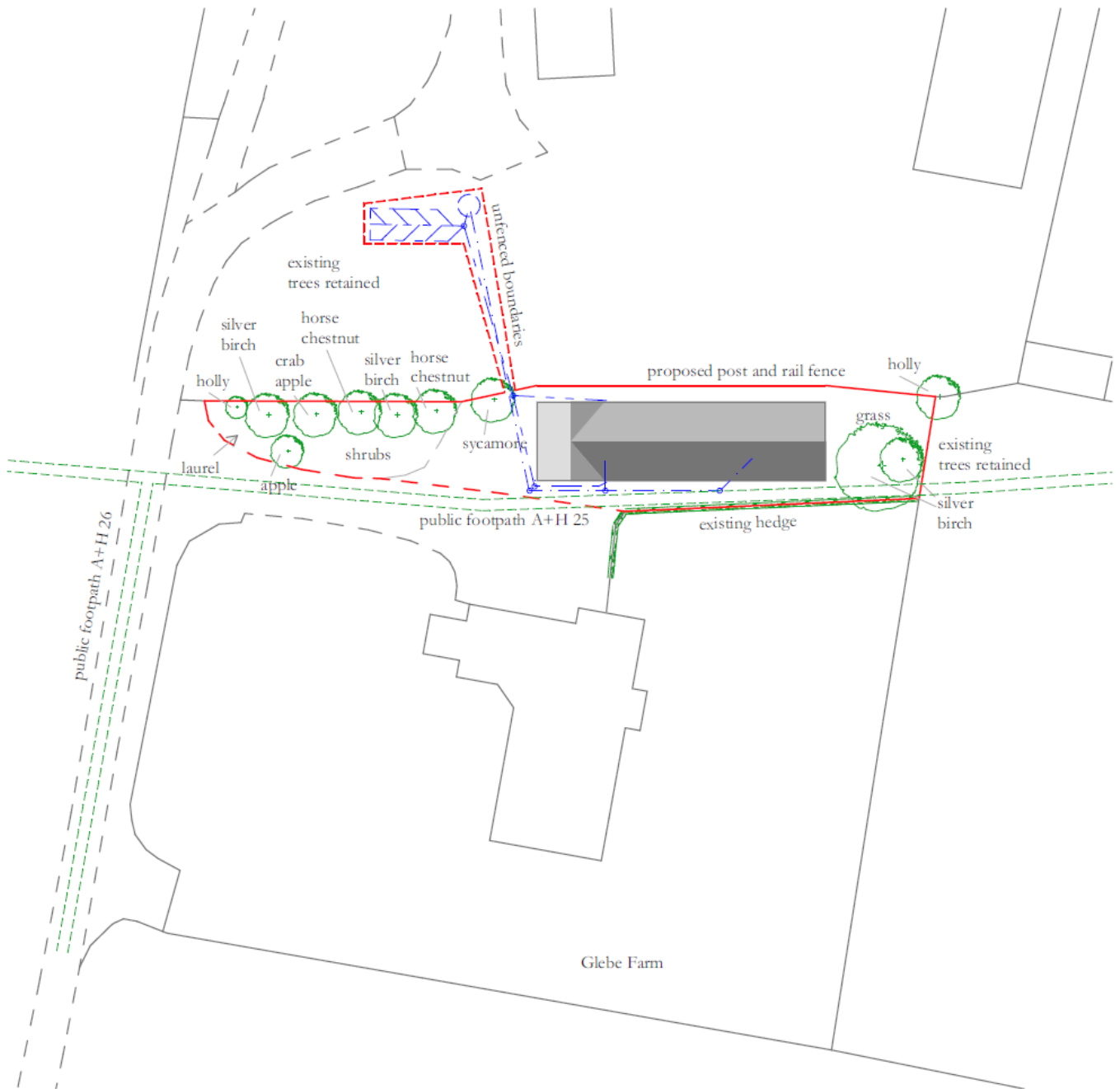
PROPERTY MISDESCRIPTIONS ACT 1993; PLANS SCHEDULES AND DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

Hinson Parry & Company for themselves and for the vendors of this property whose agents they are notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchase should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give a representation or warranty whatever in relation to this property.

CONDITIONS OF SALE

This is a private treaty sale. Offers may be requested in writing. There may be certain information that we and clients solicitors may require to comply with money laundering regulations



block roof

Paul Wilkes

Dip.Arch., B.A.(Hons.), R.I.B.A., I.C.I.O.B.

Chartered Architect

Ivy House,
Kings Bromley,
Burton-upon-Trent,
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Glebe Farm Stables, Kings Bromley Lane, Handsacre.

1:500 @ A4

April 2018

418:3d

Revision 'a' 3.4.2018 Drainage. Revision 'b' 10.4.2018 Sentic tank. Revision 'c' 21.6.2018 Trees. Revision 'd' 18.7.18 Public footpaths.

DEVELOPMENT SERVICES
District Council House
Frog Lane, Lichfield
WS13 6YZ



APPLICATION NO: 18/00595/COU

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF PLANNING PERMISSION

APPLICANT:

J C & D Howells
The Deer Yard
Hill Top
Longdon Green
Rugeley
WS15 4QA

AGENT:

Paul Wilkes - Chartered Architect
Ivy House
Kings Bromley
Burton-upon-Trent
DE13 7HW

LOCATION OF DEVELOPMENT:

Glebe Farm, Kings Bromley Lane, Handsacre, Rugeley

DESCRIPTION OF DEVELOPMENT:

Change of use from stables to form 1 no three bedroom dwelling

Planning permission is hereby **GRANTED** for the above development in accordance with the application, plans and drawings listed below and subject to compliance with the following conditions:

CONDITIONS:

- 1 The development hereby approved shall be begun before the expiration of three years from the date of this permission.
 - 2 The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.
 - 3 This permission shall relate to the conversion of the buildings the subject of this application only, wholly in accordance with the approved plans and does not imply or grant consent for rebuilding, replacement or restoration of the buildings, unless as otherwise may be required by other conditions attached to this permission.
 - 4 Before the development hereby approved is first occupied, the amenity space as shown on the approved plans shall be provided and enclosed by post and rail fencing of a maximum of height of 1.8m to the south and west. The amenity space and fencing shall thereafter be retained as such for the life of the development.
 - 5 Before the development hereby approved is first occupied, a bat or bird box shall be installed within the site. The bat or bird box shall thereafter be retained as such for the life of the development.
 - 6 Notwithstanding the provisions of Classes A, B, C, D, E, G and H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-
-

enacting that Order, the dwelling and store hereby permitted shall not be altered or extended, no new windows or doors (including garage doors) shall be inserted, no chimneys shall be erected, no satellite dishes shall be affixed to the dwelling and no buildings or structures shall be erected within the curtilage of the new dwelling, unless planning permission has first been granted by the Local Planning Authority.

7 Notwithstanding the provisions of Class A, Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015; or any Order revoking or re-enacting that Order, no gates, walls, fences or other means of enclosure (except for those approved by this permission) shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

8 Notwithstanding the provisions of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order, no solar photovoltaics or solar thermal equipment shall be attached to this dwelling, unless planning permission has first been granted by the Local Planning Authority.

REASONS FOR CONDITIONS:

1 In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

2 For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policy BE1 of the Local Plan Strategy and Government Guidance contained in the National Planning Practice Guidance.

3 To ensure the satisfactory appearance of the development in accordance with Core Policy 14 and Policy BE1 of the Lichfield District Local Plan Strategy, saved Policy C2 of the Local Plan, the Rural Development Supplementary Planning Document and the National Planning Policy Framework.

4 To ensure the satisfactory provision of private amenity space for future residents, in accordance with the requirements of Policy BE1 of the Local Plan Strategy, Sustainable Design Supplementary Planning Document and National Planning Policy Framework.

5 In order to ensure a net gain in biodiversity and to safeguard the ecological interests of the site, in accordance with the requirements of Policy NR3 of the Local Plan Strategy, the Biodiversity and Development Supplementary Planning Document and the National Planning Policy Framework.

6 To ensure the satisfactory appearance of the development and to protect the amenity of future residents through preserving the garden area in accordance with Policy BE1 of the Local Plan Strategy and the National Planning Policy Framework.

7 To ensure the satisfactory appearance of the development and to safeguard the character of the rural area and to ensure that sufficient garden area is retained to meet the needs of future occupants, in accordance with the requirements of Policy BE1 of the Local Plan Strategy, the Rural Development and Sustainable Development Supplementary Planning Documents and the National Planning Policy Framework.

8 To ensure the satisfactory appearance of the development and to safeguard the character of the rural area and to ensure that sufficient garden area is retained to meet the needs of future occupants, in accordance with the requirements of Policy BE1 of the Local Plan Strategy, the Rural Development and Sustainable Development Supplementary Planning Documents and the National Planning Policy Framework.

NOTES TO APPLICANT:

1. The Development Plan comprises the Lichfield District Local Plan Strategy (2015) and saved policies of the Lichfield District Local Plan (1998) as contained in Appendix J of the Lichfield District Local Plan Strategy (2015).
2. The applicant's attention is drawn to The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017, which requires that any written request for compliance of a planning condition(s) shall be accompanied by a fee of £34 for a householder application or £116 for any other application including reserved matters. Although the Council will endeavour to deal with such applications in a timely manner, it should be noted that legislation allows a period of up to 8 weeks for the Local Planning Authority to discharge conditions and therefore this timescale should be borne in mind when programming development.
3. Please be advised that Lichfield District Council adopted its Community Infrastructure Levy (CIL) Charging Schedule on the 19th April 2016 and commenced charging from the 13th June 2016. A CIL charge applies to all relevant applications. This will involve a monetary sum payable prior to commencement of development. In order to clarify the position of your proposal, please complete the Planning Application Additional Information Requirement Form, which is available for download from the Planning Portal or from the Council's website at www.lichfielddc.gov.uk/cilprocess.
4. It is considered that the proposals meet the provisions of paragraph 38 of the NPPF.
5. This permission does not absolve the applicant/developer from complying with the relevant law safeguarding protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Planning Circular 06/2005.
6. This permission does not give consent for the public right of way adjacent to the site to be blocked.

APPROVED PLANS

418:1
418:2
418:3d
418:4b

Signed