

FOR SALE BY PRIVATE TREATY

**Lower Farm, Common Lane, Bednall,
Staffordshire, ST17 0SA**



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**Commercial and Residential Opportunity at
Lower Farm, Bednall, Stafford, ST17 0SA**

**Guide Price Offers in Excess of
£850,000.00**

DESCRIPTION

Commercial and residential site located in the village of Bednall, Staffordshire with consent for change of use to B2/B8.

Approximately 31,000 square feet of sheds together with listed brick and timber barn and three bedroom detached farmhouse.

AGENT NOTES

Lower Bednall Farm comes to the market with the benefit of planning consent under **Application Number 14/00749/FUL** for change of use from agricultural to mixed use B2/B8.

With something over 31,000 square feet of consented industrial sheds and an existing residential dwelling of some character, the site will be of interest to those wishing to operate their business from a well connected semi-rural location or indeed those wishing to either invest in a site for the purposes of rental income or indeed to take advantage of the potential redevelopment opportunity.

All commercial occupiers have vacated, and the site comes to the market with vacant possession.

In addition to the house and buildings, there are paddocks extending to approximately 6 acres included within the sale.

LOCATION

Bednall is located as shown on the attached location plan and is found at postcode ST17 0SA. It is located more or less equidistant between junction 13 of the M6 motorway (and hence the A449) and the A34 at Stafford to Cannock Road. It lies more or less due south of Stafford Town centre with its connections to the M6 motorway, the M6 Toll and mainline railway station at Stafford giving access to London and Birmingham to the south and Manchester and the north beyond.

PLANNING CONSENT

Planning consent was approved on the 20 November 2014 to allow:

“Change of use of land from agricultural to mixed use B2/B8 at Lower Farm, Common Lane, Bednall, Stafford, ST17 0SA”.

A copy of the planning consent is attached.



THE FARMHOUSE

The house comprises a three bedroom dwelling with the following accommodation:

Ground floor:

Entrance Hall 2.73m x 2.24m

W/C 2.27m x 1.28m

Office 4.31m x 2.38

Kitchen 5.92m x 2.97m

With granite work surfaces, modern shaker style kitchen, gas fired Aga and hot water tap.

Pantry 2.11m x 1.51m

Conservatory 6.45m x 1.8m

Dining Room 5.31m x 4.77m (Max)

With Inglenook fireplace exposed oak beams to ceiling.

Porch 1.7m x 1.8m

Sitting Room 5.06m x 3.9m

With exposed wooden posts and beams to walls and ceilings and stone fireplace.

First Floor:

Bedroom One 5.17m x 3.49 (Max)

With exposed oak beams and posts and under eaves storage measuring 4.23m x 1.84m

Bedroom Two 4.3m x 3.9m

Bedroom Three 3.93m x 3.06m

With vanity sink.

Bathroom 3.46m x 2.9m

With modern white sink including W/C sink, bath and separate shower unit.

THE BUILDINGS

The buildings are predominately former commercial poultry units of timber and block construction with office and packing area and comprising nine main buildings together with ancillary buildings and yard/storage area.

At the entrance to the site is a Dutch Barn together with a Grade II listed brick and timber barn which may be suitable for conversion to further residential use subject to planning, together with a former weighbridge.



DEVELOPMENT OVERAGE

A development clawback will apply upon sale in the event that there is a change of use on the site from its existing consented use. The overage will last for 25 years and will be in the sum of a 40% uplift in value upon the grant of planning consent for any other use based upon the difference between agricultural /, B2 / B8 use and the newly consented use. The clawback may be triggered more than once in the event of a subsequent higher value consent.

SERVICES

We understand mains water, gas, electricity together with mains drainage is connected to the site. There is also a private bore hole water supply which has traditionally served the buildings.

VIEWING

All enquiries and viewings strictly by appointment through the agent Messrs Hinson Parry and Company.

Emails: info@hinsonparry.co.uk
Tel: 01785 850866



PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser 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 give 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 purchaser 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 any representation or warranty whatever in relation to this property.



South Staffordshire Council

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application Number: 14/00749/FUL
Proposed: Change of use of land from agricultural to mixed use B2/B8
At: The Lower Farm Common Lane Bednall Stafford South Staffordshire ST17 0SA

In pursuance of their power under the above mentioned Act, South Staffordshire Council hereby **GRANT** planning permission for the development described above in accordance with the details given in the application numbered above,

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings: Site Plan (Promap) scale 1:500 at A1 received on the 16/09/14.
3. There shall be no external storage of materials (with the exception of trees and logs) or work activity outside of the buildings which are shown in red on the approved site plan (Promap) received on the 16/09/2014.
4. The buildings located within the red line on the submitted site plan (Promap) shall open and only receive deliveries between the hours of 08.00 and 18.00 on Mondays to Fridays; 08:00-16:00 on Saturdays; and shall remain closed on Sundays and Bank Holidays.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted) Order 1995, or any subsequent equivalent order; units 4 and 9 shall only be used for the manufacture of fencing/timber products, whilst Unit 8 shall only be used for the latter along with the storage and the repair of vehicles. Unit 1 and 6 shall only be used for purposes related to egg processing, office and storage. The remaining units 2, 3, 5 and 7 shall be used for Class B8 purposes. The existing 7 units on the eastern side of the site (storage sheds, brick buildings and two storey barn) shall only be used for storage purposes unless agreed in writing with the Local Planning Authority.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2010 (as amended), or any other subsequent equivalent order, no development within the following classes of development shall be carried out to the building(s) hereby approved without the prior approval of the Local Planning Authority:

- a. Schedule 2, Part 8, Class A - erection, extension or alteration
7. Access into the site is only permitted through the access which is outlined in red on the approved plan (Promap).

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions hereinbefore specified are:-

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
4. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy EQ9 of the adopted Core Strategy.
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6. The site is within the Green Belt within which, in accordance with the planning policies in the adopted Core Strategy, there is a presumption against inappropriate development
7. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy EQ9 of the adopted Core Strategy.

Proactive Statement

In dealing with the application, the Local Planning Authority has worked in a positive and proactive manner based on seeking solutions to problems in relation to dealing with the planning application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 2012.

Signed

Dated: 20 November 2014



Andrew Johnson
Director of Planning and Strategic Services

Mr David And Robert Rees
C/O Mrs Naomi Light
140 Main Street
Clifton Campville
Tamworth
Staffordshire
B79 0AT

NOTES

1) APPEALS

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, she/he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78(I) of the Town and Country Planning Act 1990. Any appeal must be made within **6 months** of the date of the decision. The Secretary of State has power to allow a longer period for giving of a notice of appeal, but she/he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to her/him that permission for the proposed development could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.

Appeal forms are obtained from The Planning Inspectorate, 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6NP or online at www.planningportal.gov.uk.

2) PURCHASE NOTICE

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, she/he may serve on the Borough Council or District Council or County Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3) COMPENSATION

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Compliance with Conditions

In accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, there is now a fee payable for the request for written confirmation of compliance with a condition or conditions attached to the grant of planning permission:

£28 for each request that relates to a permission for householder development.

£97 for all other requests relating to a permission for development