

Main Street

Branston, Burton-on-Trent, DE14 3EY

John German



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£547,500

FANTASTIC DEVELOPMENT OPPORTUNITY for a variety of uses, of a substantial 76'4 x 12'8 barn and OUTBUILDING (subject to Planning). Set back on a LARGE PLOT WITH A GATED DRIVE, with more than ample parking, in a popular location with the benefit of NO UPWARD CHAIN.



This handsome period home offers an exciting opportunity for buyers searching for a home with outbuildings offering potential for a variety of uses, together with the house featuring spacious accommodation having two reception rooms and three double bedrooms.

Set in a highly convenient location with shops and schools for all ages close by. There are also excellent transport links with the A38 and A50 in easy reach, and trains services from Burton-on-Trent Station.

The property and barn are set on a fabulous plot, set behind a large gated drive and an established front garden with a further gate leading through to walled rear gardens.

Ideal for a family, this house offers plenty of space with two wonderful light filled reception rooms having views to front and at the heart of the house is well appointed kitchen/diner with a useful under stairs cupboard.

There are two lean-to rooms with views over the rear gardens, the first offers an ideal home office and the second a useful utility room.

Off the kitchen is a side entrance hall with stairs leading off and a ground floor shower room with WC.

The split level landing has doors leading off to three good size bedrooms, all doubles with a well appointed family bathroom.

The barn and outbuilding are an amazing feature of this home. The former barn offers a superb space at 76'4 x 12'8 with stable doors and an adjoining outhouse and garage with timber doors.

Nearby, there are countryside and canal side walks, popular pubs and Branston Golf Club.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: TBC

Parking: Drive & garage

Electricity supply: TBC

Water supply: TBC

Sewerage: TBC

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

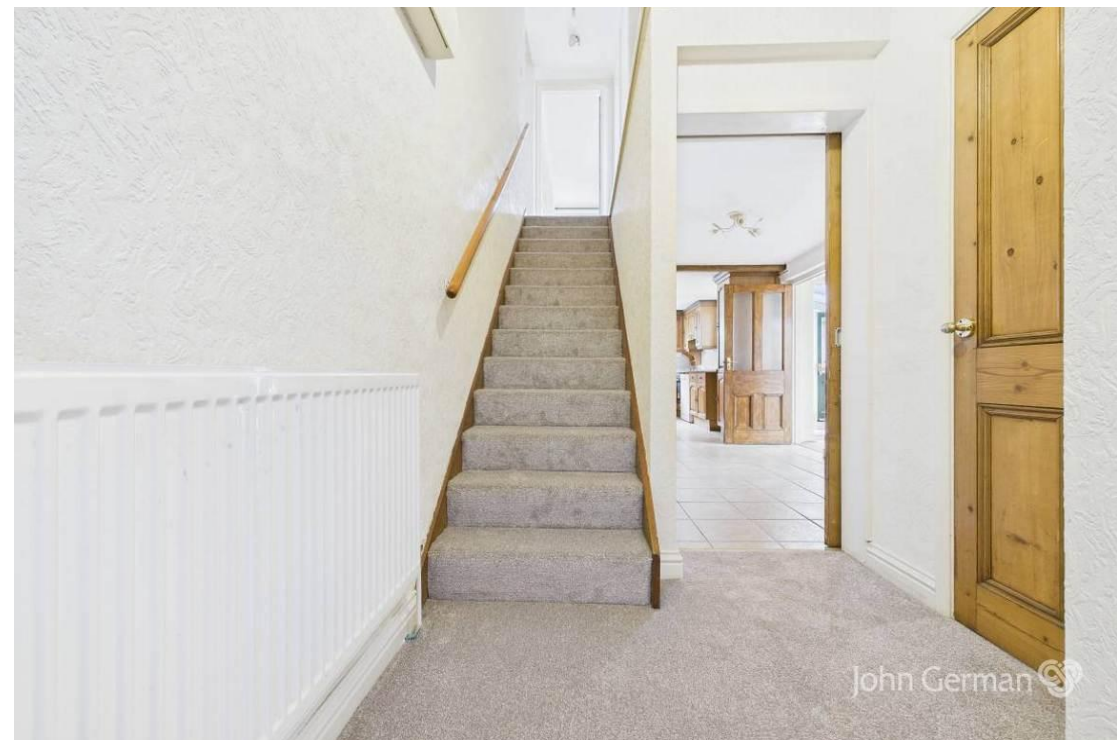
Our Ref: JGA/07012025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

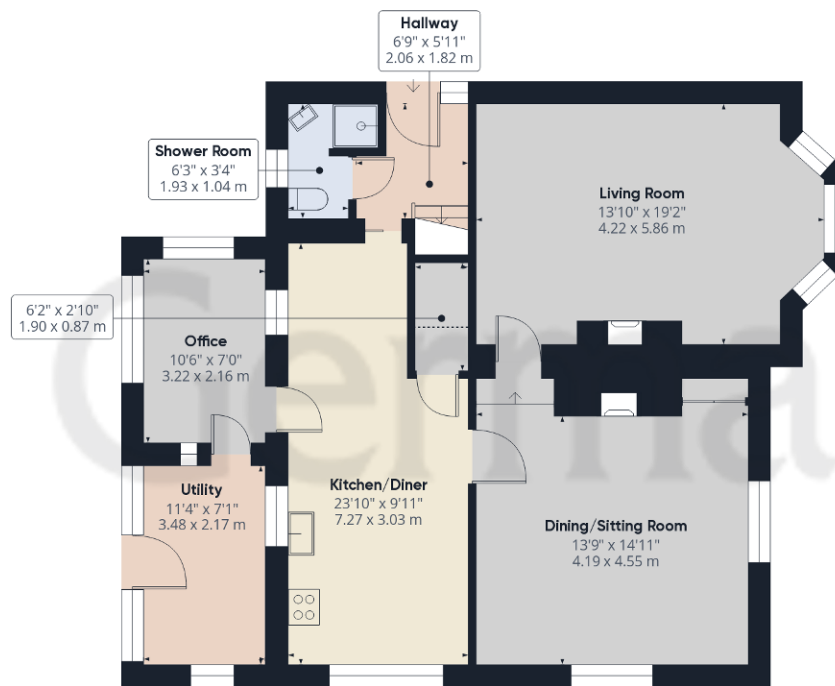




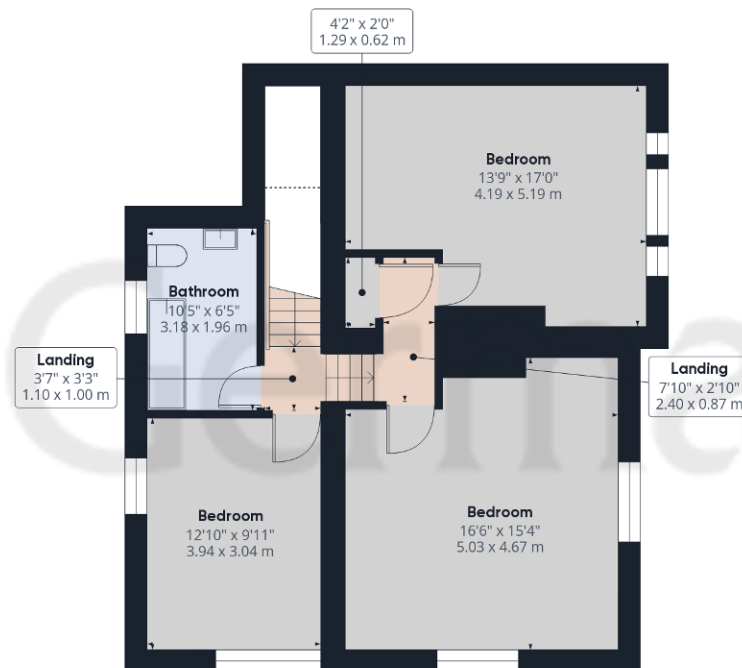








Ground Floor Building 1





Ground Floor Building 2



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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