

# Sycamore Farm

Chapel Lane, Hanbury, DE13 8TR

John German



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£695,000

Sycamore Farm stands on a wonderful 0.78 acre countryside plot, with planning permission to create a stunning luxury home, together with outbuildings/stables and a large 1574 ft<sup>2</sup> outbuilding with rural views and surroundings, perfect for those seeking a property with huge potential.



John German 



Set in a lovely Staffordshire countryside location with the significant benefit of planning permission to create a very impressive, luxurious and substantial rural home. The planning permission ref P/2022/00451 is valid until April 2025, with more information available from our office or [www.esbc.gov.uk](http://www.esbc.gov.uk).

The house currently offers a charming detached two bedroom home, well placed for the nearby centres of Barton under Needwood with John Taylor schooling, Burton-on-Trent, Uttoxeter, Lichfield and beyond, together with wonderful countryside walks.

The ground floor begins with an entrance porch which opens into the kitchen, fitted with base and eye level units with space for appliance and a breakfast bar.

There is a well appointed, recently modernised ground floor bathroom with mirrored bathroom cabinet, bath with a shower over and shower screen.

The sitting room and lounge both have log burners creating a cosy feel, laminate flooring, and a conservatory used as a dining room, with garden views.

The landing is generously sized, with fitted wardrobes across two walls providing excellent storage. The master bedroom has a lovely character fire surround and offers a generous double. Bedroom two is also a good size double and has a vaulted ceiling with spotlights.

The plans for a buyer looking to create their dream home shows a property with a versatile layout and open plan living, combined with spacious and cosy receptions rooms, and the flexibility of ground and first floor bedrooms, making it property capable for families and multi-generational living.

**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:** Traditional

**Parking:** Drive & garaging

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil fired central heating

(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 D

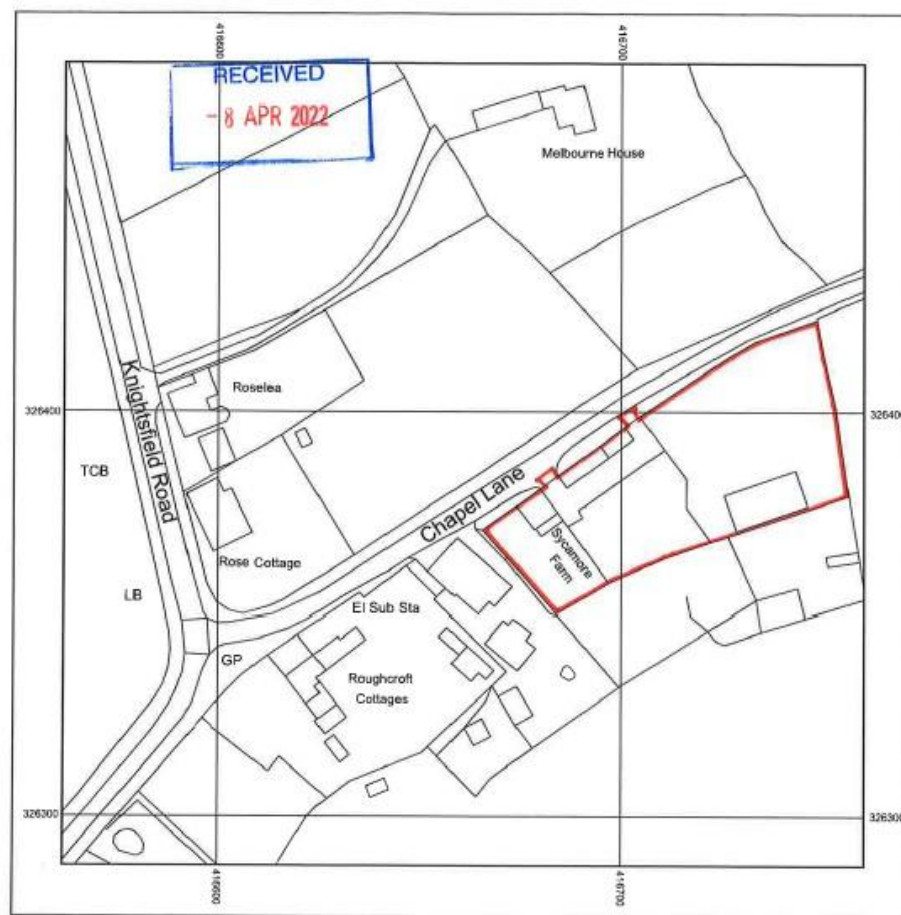
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

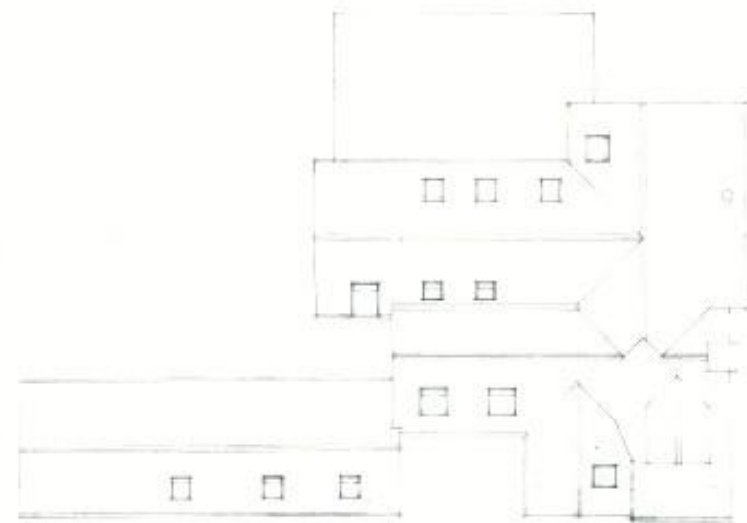
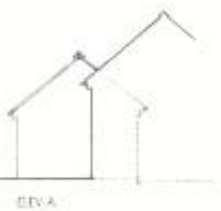
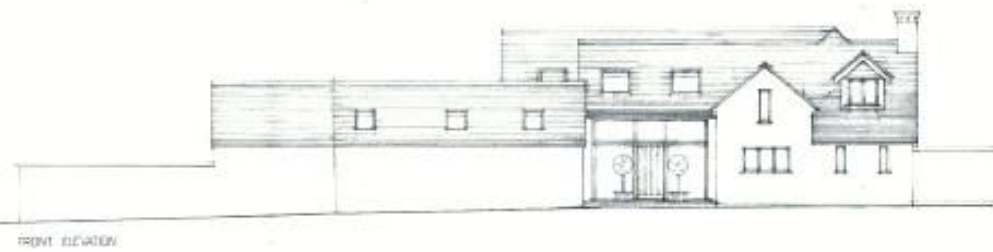
**Our Ref:** JGA/03102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.



NOTE - All roof tiles, render wall finish, timber cladding,  
doors, windows and rooflights to Local Planning Authority approval.



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REMARKS									
DATE TIME RECD BY									
PROPOSED EXTENSIONS TO DWELLING AND BARN CONVERSION - SYCAMORE FARM, CHAPEL LANE, HANBURY, DE83 6TR									
PLANS AS PROPOSED									
DATE	TIME					SCH	JAN 2022		
JOB NUMBER	R	150				DRAWING NUMBER	02		
REVISIONS									





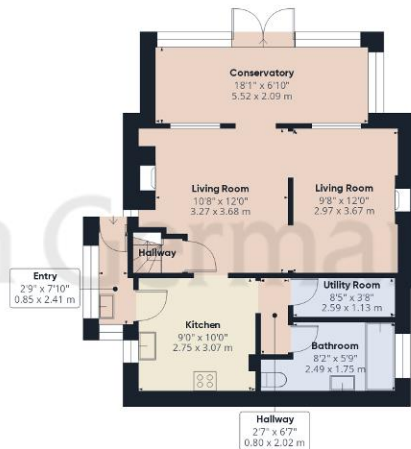












Ground Floor Building 1



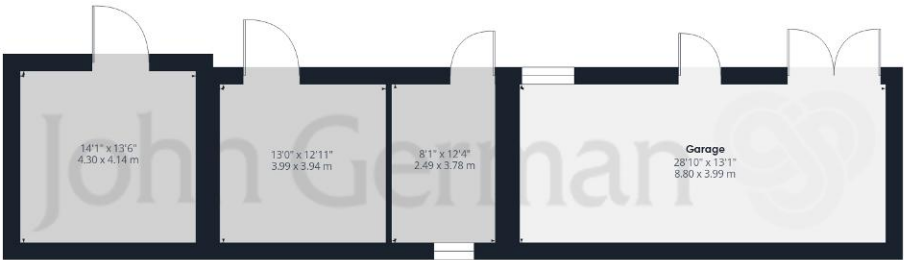
Floor 1 Building 1

Approximate total area<sup>(1)</sup>

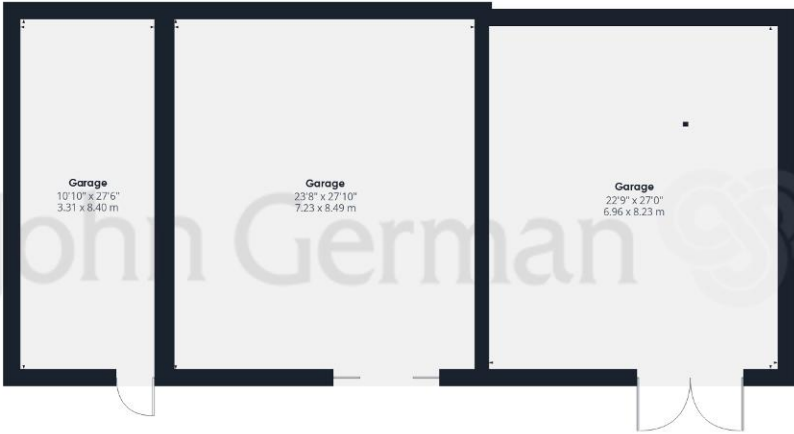
3351 ft<sup>2</sup>  
311.3 m<sup>2</sup>

Reduced headroom

26 ft<sup>2</sup>  
2.4 m<sup>2</sup>



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.









## 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		70 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



## John German

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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