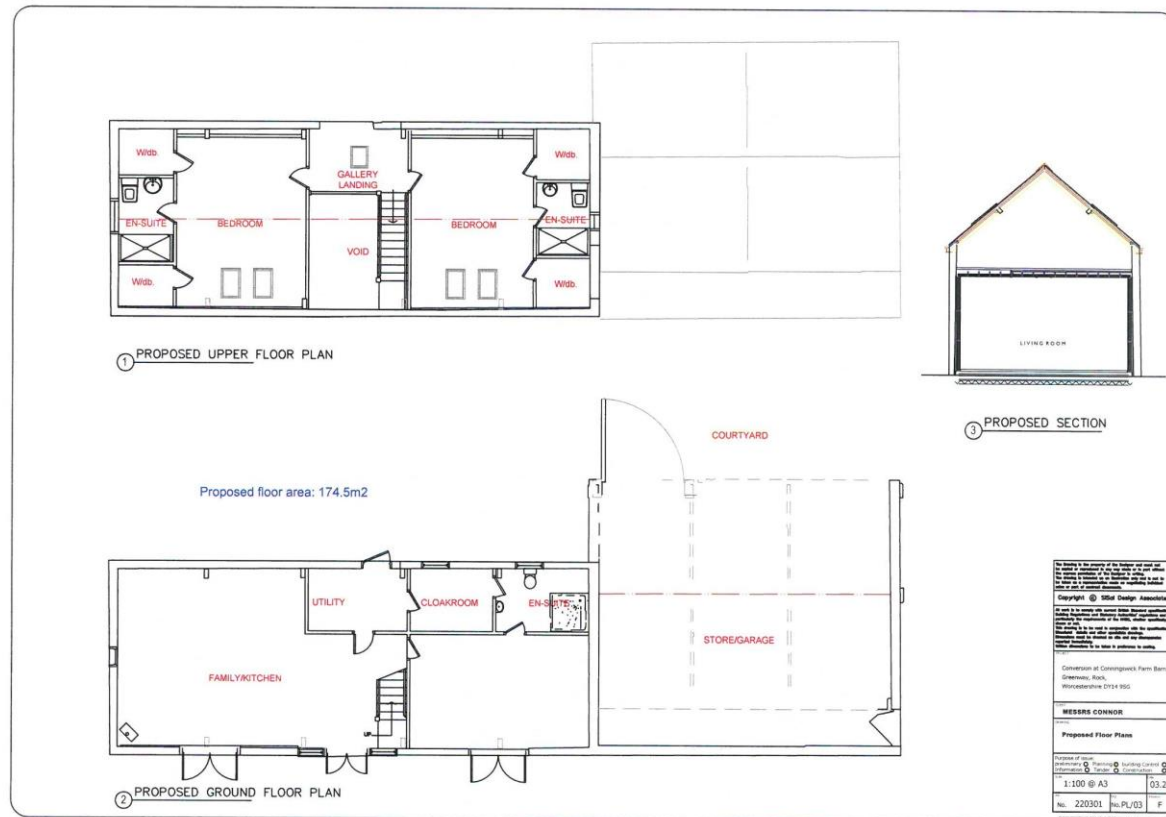


Conningswick Barns, Greenway, Rock, Worcestershire DY14 9SG

01562 820880  
www.halls.gb.com  
kiddeminster@halls.gb.com

FOR SALE

Price  
£550,000



### SPECIFICATION

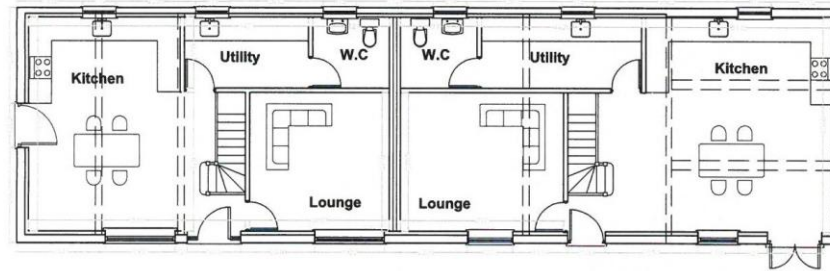
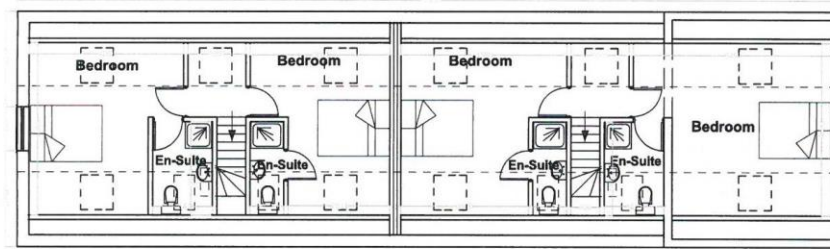
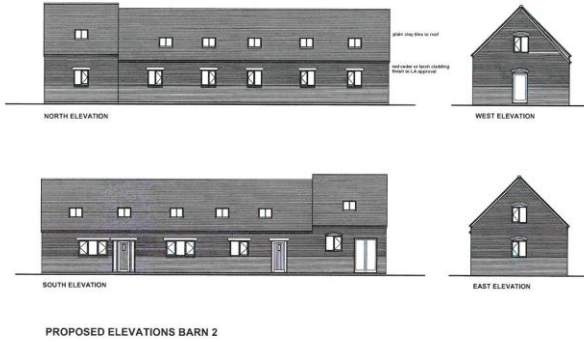
- Self-Build/Development Opportunity
- 2 Traditional Red Brick Barns
- Proposed 1 x 3 Bed Detached with 3 Bathrooms
- Proposed 2 x 2 Bed Semi-Detached with 2 Bathrooms
- Private Gardens Areas & Parking
- Attractive Rural Location & Views
- Planning Permission Pending. Viewing By Appointment Only

### PLANNING PERMISSION

A planning application has been submitted for the conversion of two barns to create three separate residential dwellings to include one detached barn offering 3 bedrooms & 3 bathrooms and a separate barn to be converted into two semi-detached dwellings of which each would benefit from, 2 bedrooms & 2 bathrooms. All three dwellings would have accommodation over two floors.

### MILEAGE (all distances approximate)

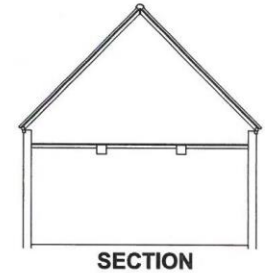
Bewdley 6 miles Cleobury 7 miles Tenbury 7 miles Kidderminster 10 miles Worcester 16 miles Birmingham 27 miles



Barn 2 Unit 1 Area: 104m<sup>2</sup>

Barn 2 Unit 2 Area: 125m<sup>2</sup>

**PROPOSED FLOOR PLAN BARN 2**



**LOCATION**

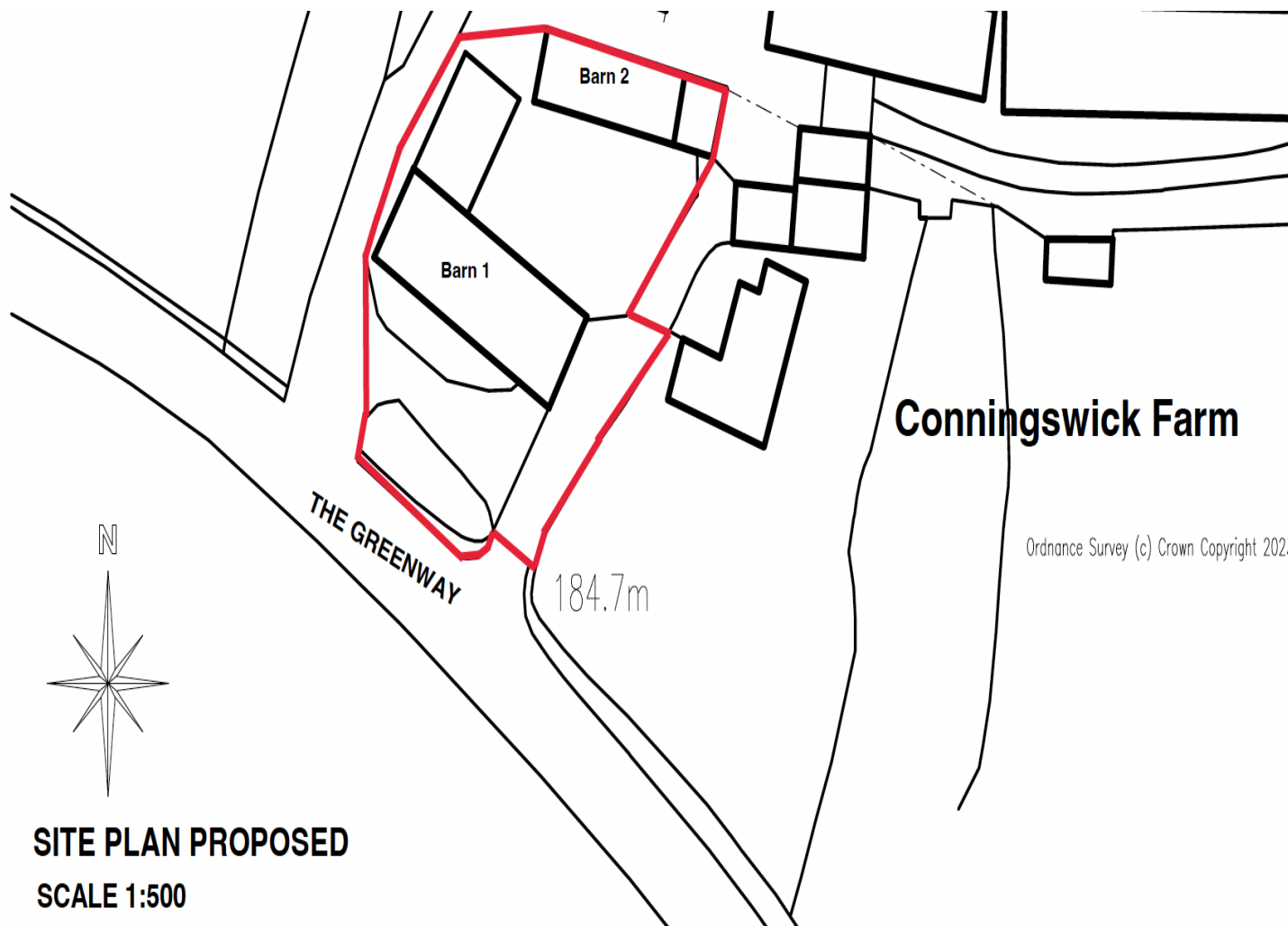
These attractive red brick barns are wonderfully positioned in this popular rural setting bordering beautiful rolling countryside on the edge of Rock village, a delightful rural community in the midst of fine Worcestershire countryside and an ideal spot for those seeking a peaceful rural lifestyle which is not too remote. For lovers of the outdoors there is much to enjoy right on the doorstep, including the Wyre Forest nature reserve; a diverse woodland oasis which covers around 6,000 acres, with various access points including from nearby Callow Hill. There are many trails for walking, cycling and horse riding throughout the reserve leading down to the River Severn and Bewdley. The historic riverside town of Bewdley is approximately 6 miles away and has much to offer including a diverse range of interesting shops and boutiques, friendly pubs and waterfront restaurants, and is home to the celebrated Severn Valley steam railway which provides scenic trips along the valley to Arley and Bridgnorth.

**FULL DETAILS**

A rare opportunity to purchase two traditional, detached red brick barns with an application pending for three separate residential dwellings to include ONE DETACHED BARN offering 3 bedrooms & 3 bathrooms and an attached garage. The additional barn is to be converted into TWO SEMI-DETACHED DWELLINGS each of which would offer, 2 bedrooms & 2 bathrooms. All three dwellings would have accommodation over two floors.

The properties would sit on the site of the former Conningswick Farm in this popular rural location, neighbouring Conningswick Farm House and will provide for private garden areas and parking and so offering a fabulous opportunity for somebody to create three beautiful contemporary country homes within these attractive and traditional red brick barns.

Further details can be found on the Wychavon District Council website, [plan.wychavon.gov.uk](http://plan.wychavon.gov.uk) searching Planning Ref:



SITE PLAN PROPOSED

SCALE 1:500

**DIRECTIONS**

Proceed from Kidderminster in an Easterly direction and take the Bewdley Bypass and upon reaching the roundabout with Wharton Park Golf Club on the left take the 1st exit continuing on the A456 through Callow Hill and continue towards Clows Top. Before Clows Top, turn left onto Rectory Lane and then turn left onto Porchbrook Road, continuing onto The Greenway where Conningswick Barns will be found on the left-hand side as indicated by the agents For Sale board.

**SERVICES**

Mains water & electricity are understood to be connected to the site. None of these services have been tested.

**FIXTURES AND FITTINGS**

Only those items described in these sale particulars are included in the sale.

**TENURE**

Freehold with vacant possession upon completion.

**01562 820 880**

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP

Email [kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)

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