



**BROAD LANE POULTRY FARM, BROAD LANE, BLOXWICH, WALSALL, WS3 2TJ  
OFFERS IN THE REGION OF £850,000**

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1.98 acres

## Offers in the region of £850,000

A rare opportunity to purchase a large 5-bedroom farmhouse, with spacious garden, grazing land and the benefit of a range of farm buildings, along with positive pre-application feedback from Walsall Council for a further 3 detached houses (subject to the relevant planning consent).



### SITUATION

Broad Lane Poultry Farm is on the edge of Bloxwich and is convenient for the M6.

### DESCRIPTION

The property enjoys a secure private location and provides a 5-bedroom detached house, a large area of farm buildings in circa 1.8 acres of land. On the edge of Bloxwich and convenient access for the M6, this property is unusual in that it has a substantial area of buildings and yard and an area of grassland. With a positive pre-application feedback from Walsall Council for the erection of 3 x residential properties.

### HOUSE

A detached rendered brick house. The house has had some recent improvements and would benefit from further internal modernisation. It provides spacious rooms throughout. A large garden is beside the house. Each room benefits from a wealth of natural light, and all windows are double glazed. The garden is spacious and benefits from secure fencing.

### Kitchen

A modern farmhouse style kitchen with AGA, cooker, a range of units incorporating sink, decorative tiled floors, dual aspect windows with breakfast table extending to 4.23m x 3.36m.

### Utility Room

Modernised, with beams to the ceiling, a range of units, tiling, tiling to floors, plumbing for washing facilities extending to 2.30m x 3.34m.

### Boot Room

A spacious boot room, with a range of units and sink extending to 3.31m x 3.34m, with door leading to:

### Office/Snug

With traditional quarry tiled for and decorated tiled open fire/range and plenty of natural light extending to 2.07m x 3.36m.

### Living Room

A cosy space, stone fire surround with oak mantel, log burner with stone hearth and large bay window, extending to 2.00m x 6.07m.

### Dining Room

A well-proportioned room, benefitting from a large log burner with decorate mantelpiece and surround, with a 5-panel bay window, extending to 4.23m x 3.64m.

### Sitting Room

A further reception room with oak fire surround, extending to 3.56m x 2.75m.

Upstairs there are 5 well-proportioned bedrooms, sharing a main bathroom with shower over bath.

### SPECIFICATION

- Secure, private, edge of town location
- Large 5 bedroom extended house, requiring modernisation
- Positive pre-application feedback for the erection of 3 further residential properties
- In excess of 9,700 sq. ft. of agricultural buildings
- Convenient road network
- Private, screened location

## EXTERNAL BUILDINGS

A level, mostly concrete yard with a range of steel and timber framed agricultural buildings, providing over 9,700 sq. ft. of useful space, many of the buildings are lockable and some benefit from single phase electricity.

- Building 1 - 14m x 12m = Circa 168m<sup>2</sup>
- Building 2 - 20m x 6m = Circa 120m<sup>2</sup>
- Building 3 - 17m x 6m = Circa 102m<sup>2</sup>
- Building 4 - 20m x 6m = Circa 120m<sup>2</sup>
- Building 5 - Workshop - 19m x 5m = Circa 95m<sup>2</sup>
- Building 6 - Circa 24m<sup>2</sup> and 36m<sup>2</sup>
- Building 7 - 16m x 5m = Circa 80m<sup>2</sup>
- Building 8 - 15m x 5m = Circa 75m<sup>2</sup>
- Building 9 - 7m x 4m = Circa 28m<sup>2</sup>
- Building 10/Garage - 11m x 5m = Circa 55m<sup>2</sup>

Total approx. 903m<sup>2</sup> / 9,720 ft<sup>2</sup>

## FUTURE DEVELOPMENT

Walsall Council have given positive pre-application feedback for the erection of 3 residential dwellings on the southern parcel of land, for more information please contact the agent.

## THE LAND

The full area for sale is circa 1.98 acres, including grassland adjoining the private drive and beyond the house.

## SERVICES

Mains electricity (three phase), water, septic tank drainage. Coal fired AGA in the kitchen. Good broadband connection. None of these services have tested and therefore Halls cannot provide a guarantee to their quality or availability.

## PLANNING

Currently there are no planning consents relating to the site, however positive pre-application advice from Walsall Council has been obtained for the erection of two residential dwellings on the southern parcel of land.

## TENURE

The freehold interest is for sale with vacant possession.

## LAND REGISTRY TITLE NO

The whole farm is registered under Title No: SF558624, SF559105, SF557284 and SF634133.

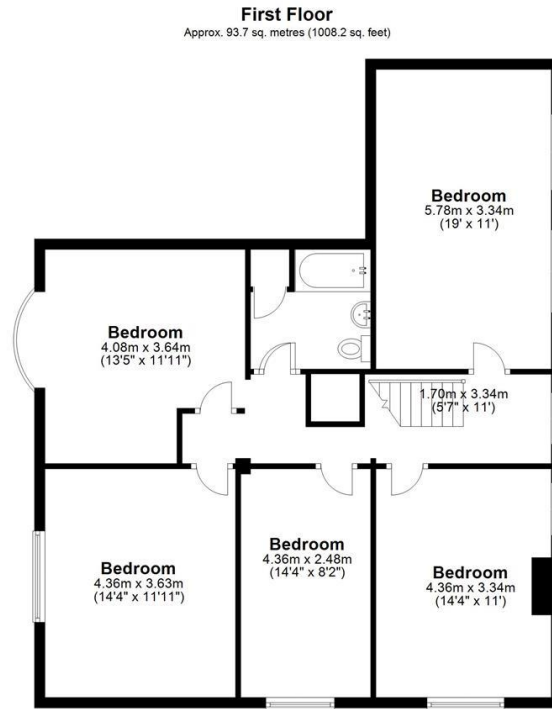
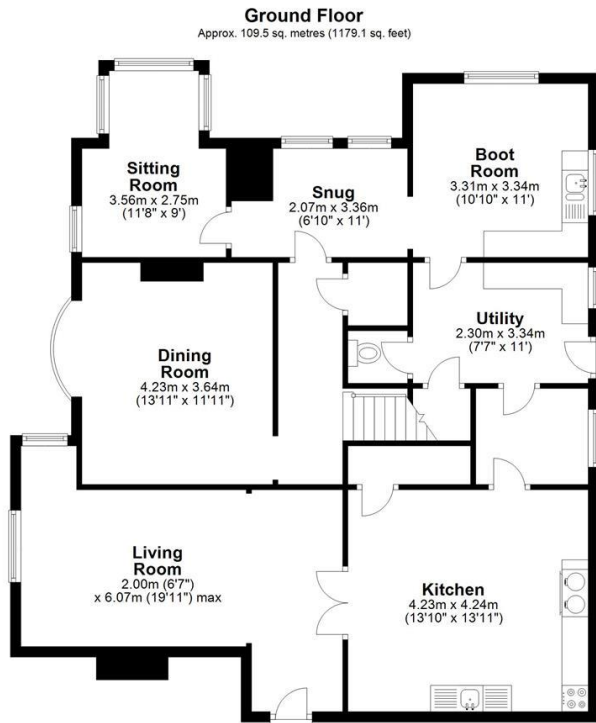
## COUNCIL TAX

The house is currently in Council Tax band F.

## BUSINESS RATES

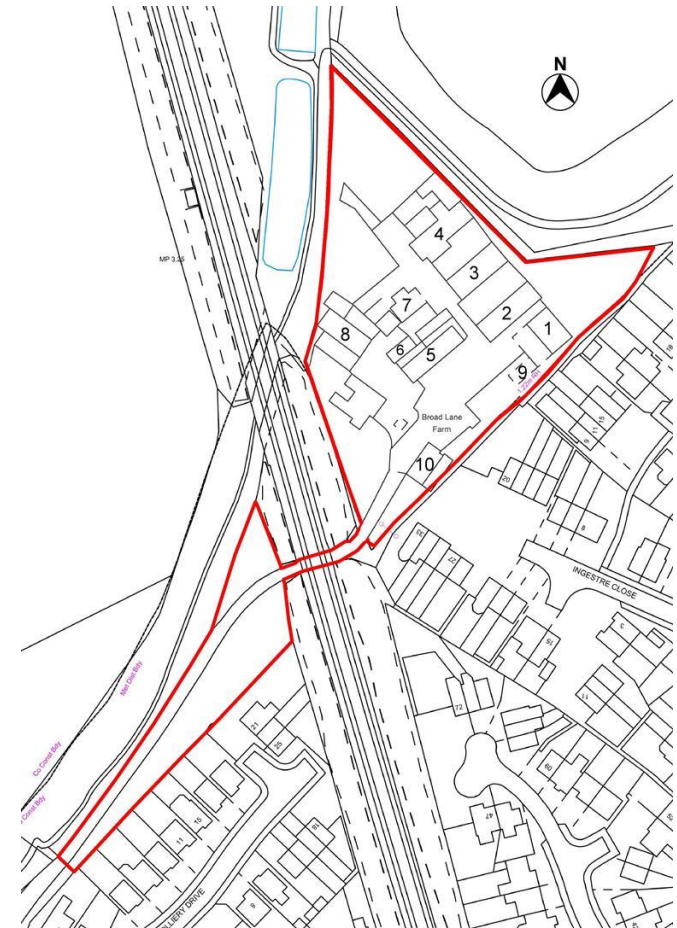
The property is not assessed for rates.





Total area: approx. 203.2 sq. metres (2187.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.



**RIGHTS OF WAY, EASEMENTS AND COVENANTS**

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not. The property for sale is shown edged in red on the sale plan, we are advised that the owner has a right of way from the public road to the property.

**BOUNDARIES ROADS AND FENCES**

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

**FIXTURES, FITTINGS AND CONTENTS**

Only the items referred to in these sales particulars are included within the sale.

**VIEWINGS**

Viewing is strictly by prior appointment. Please contact Charlotte Hurley on 01562 820880 to arrange a viewing.

**WHAT3WORDS**

The property can be found at: <https://what3words.com/plus.gained.bind>

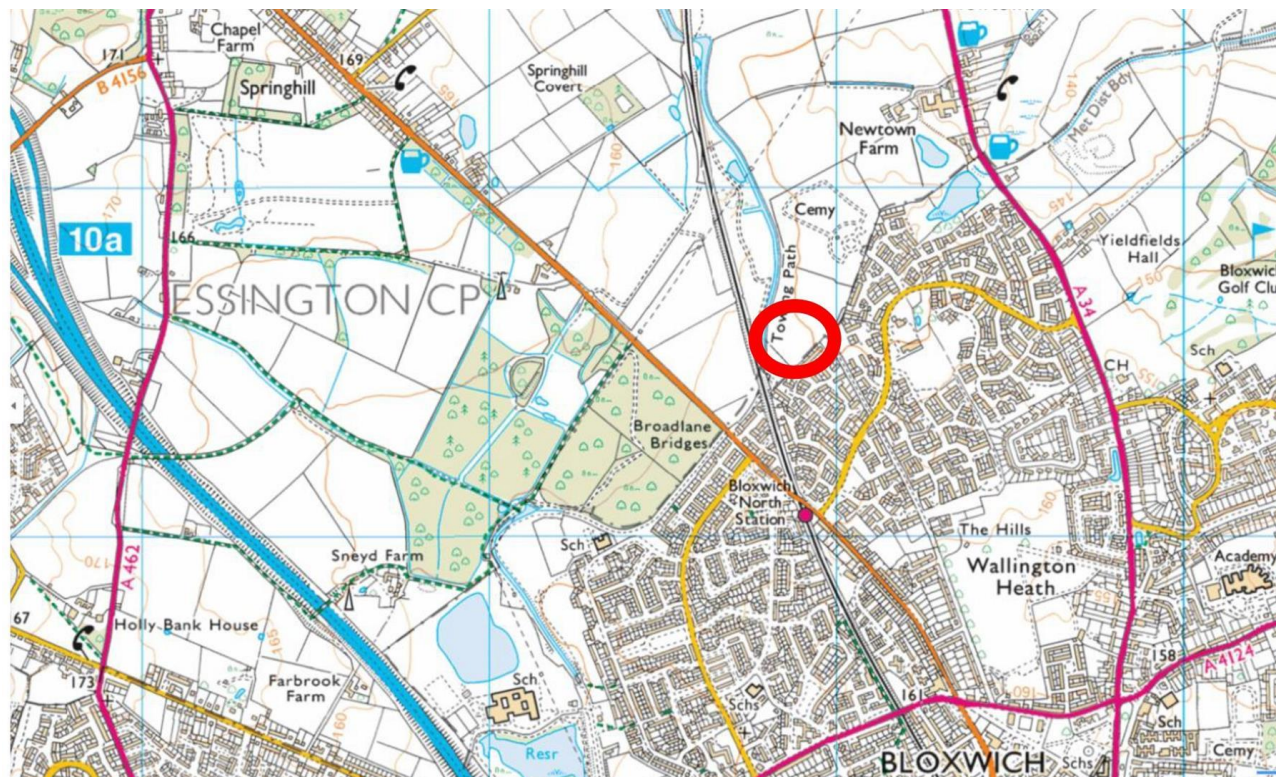
**SOLE AGENTS**

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