



Fosters Green Cottage & Barn, Fosters Green, Lower Bentley, B60 4HY

£775,000

Allan Morris
estate agents

Fosters Green Cottage & Barn, Fosters Green, Lower Bentley, B60 4HY

'DEVELOPMENT OPPORTUNITY / FULL PLANNING FOR TWO DWELLINGS IN 2.04 ACRES'

Grade II listed detached period cottage with full planning permission for extension and refurbishment to create a rural dwelling of approximately 2,165sqft.

Detached barns with planning permission to convert to a substantial detached rural dwelling of approximately 1,900sqft.

Planning permission documents, plans and reports can be viewed on the local authority planning portal: <https://plan.wychavon.gov.uk>, using the following reference: W/23/00163/HP; W/23/00164/LB; W/23/00161/FUL; & W/23/00162/LB.

The cottage & barns are currently uninhabitable and stand in grounds of approx 2.04 acres, in a desirable rural location between Bromsgrove and Redditch adjacent to Fosters Green Meadows National Nature Reserve. The current owners cleared the grounds and obtained planning permission and various reports required at a cost they inform us of approximately £60,000.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

KEY POINTS

- Grade II Listed period cottage with planning to extend & refurbish
- Dutch barn & brick barns with planning to convert to a residential dwelling
- 2.04 acre plot
- Full planning permission & required reports obtained at a cost of approx £60,000
- £13,000 spent on Dutch barn, including £8,000 concrete floor & membrane
- Original well rebuilt at a cost of approx £4,000
- Land clear and reseeded as previously very overgrown and unusable
- CCTV cameras covering lane, entrance & courtyard
- Mobile home by separate negotiation
- Lane now adopted by local authority to entrance
- New privacy fencing to front
- EPC exempt as grade II listed





GRADE II LISTED COTTAGE

- Planning permission has been granted to extend and refurbish the currently uninhabitable cottage to create a beautiful rural dwelling of approximately 2,165sqft plus a detached garage & bat roost of approximately 500sqft.
- Original well discovered & rebuilt at a cost of £4,000.

DUTCH BARN & BRICK BARN

- Planning permission has been granted to convert the barns to a substantial detached rural dwelling of approximately 1,900sqft.
- £13,000 improvements to Dutch barn including new concrete floor & membrane.

LAND

- Property amounts to approximately 2.04 acres.
- Current owners have cleared and reseeded the previously overgrown and unusable grounds.





MOBILE HOME

- Planning permission has been obtained for the 2 bedroom mobile home of approximately 410sqft.
- Mobile home by separate negotiation.



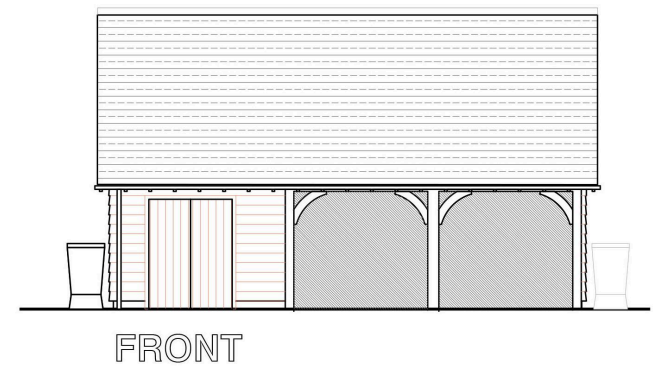
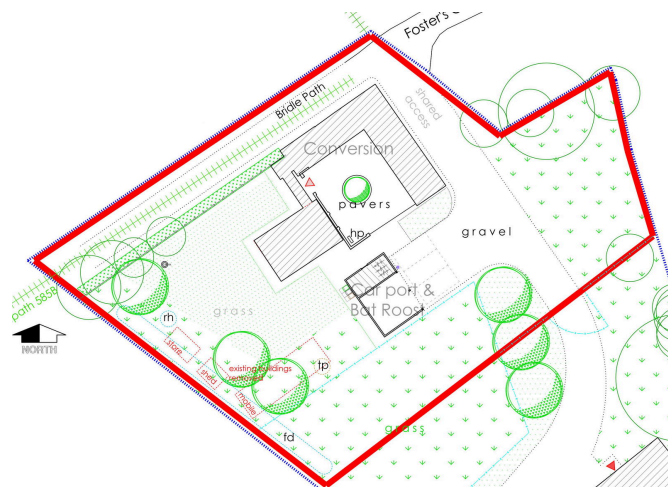
STAMP DUTY

- The current owners inform us that they were able to obtain a full refund of all of the Stamp Duty paid when purchasing the property because the property was uninhabitable.
- As the cottage & barns remain uninhabitable at present then a new purchaser should also be able to reclaim the Stamp Duty they pay.

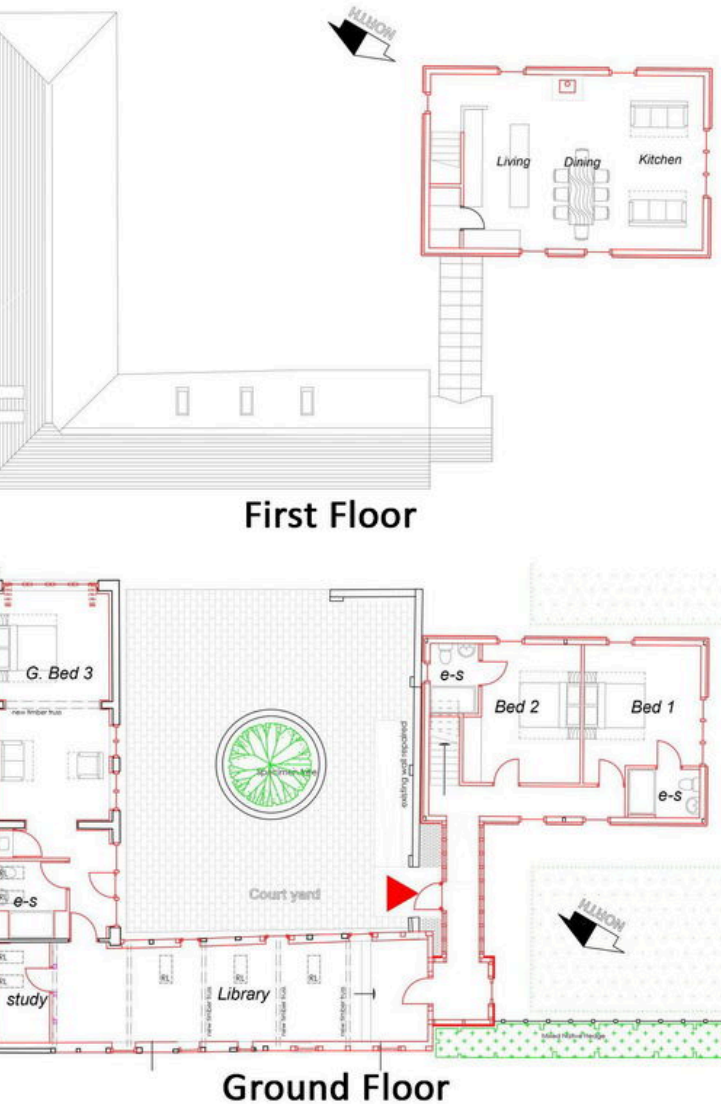


DIRECTIONS

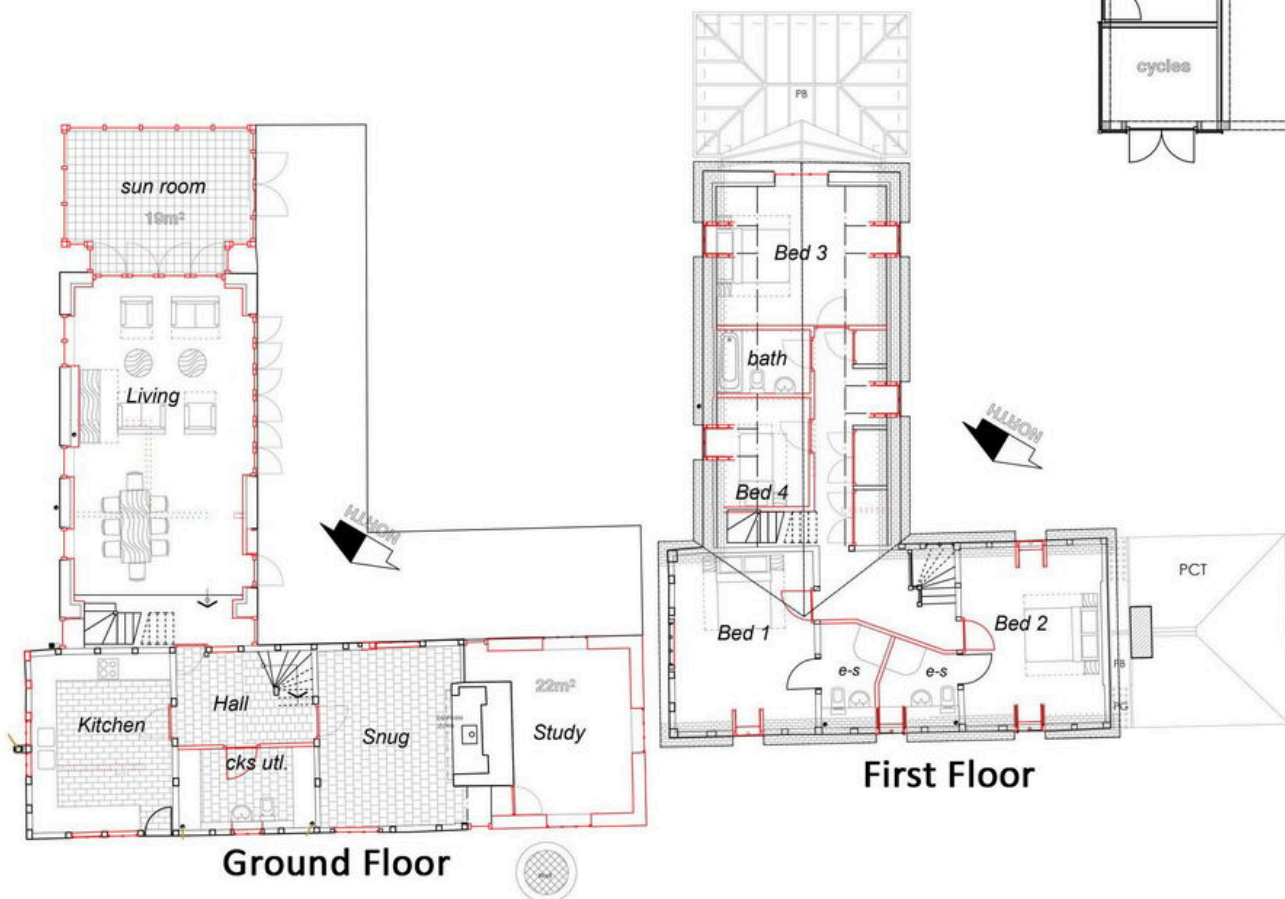
- From Bromsgrove town centre: take New Road, proceed straight on at the lights into New Road. At the mini island turn left into Finstall Road, then first right into St Godwalds Road and follow the road around to the left into Dusthouse Lane. Turn immediate right into Upper Gambolds Lane, then left at the end of the lane into Copyholt Lane and immediate right into Coalash Lane. At the end of the lane turn left into Woodgate Road, then first right into Fosters Green, where the property will be found at the end of the lane, as indicated by the agent's 'for sale' board.



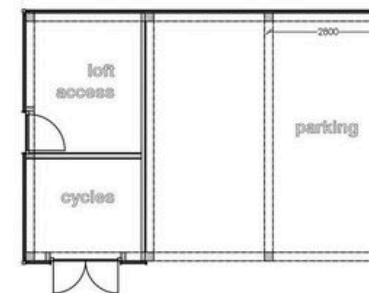
Proposed Barn Conversion



Proposed Cottage Extension & Refurbishment



Proposed Garage



Not to scale.

For general guidance purposes only & not to be taken as a statement of fact.

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