



Barn Conversion at Harvest Hill Farm, Oak Lane, Allesley,  
Coventry, Warwickshire, CV5 9BY

HOWKINS &  
HARRISON

# Barn Conversion at Harvest Hill Farm, Oak Lane, Allesley, Coventry, Warwickshire, CV5 9BY

A unique opportunity to acquire a barn with planning permission for conversion to a four bedroom, detached property set in large grounds and paddock. In all about 6.88 acres.

## Location

The property benefits from a semi-rural position in Allesley but with easy access to all local amenities, the Midland motorway network, Coventry rail station and Birmingham International Airport.

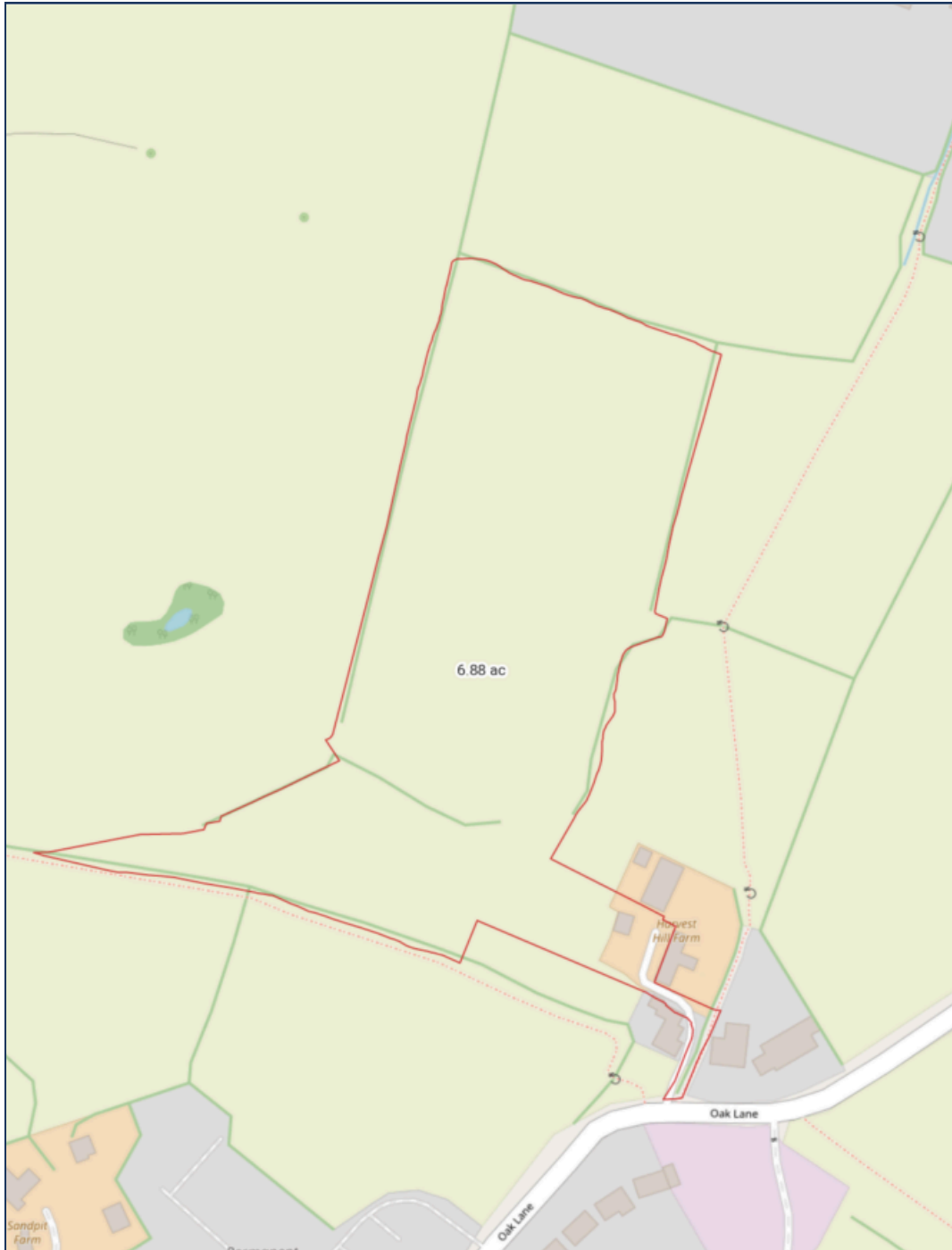
From Coventry station the train to London Euston is approximately 60 minutes whilst the train to Birmingham Central is approximately 20 minutes.

## The Land

The property totals 6.88 acres including the paddock, plot and garden. The pasture land is level in nature, and in two enclosures. It includes two fields and a spinney to the north west of the plot..







## Description

The barn is of brick construction under a timber framed and tiled roof with a central glazed link. The proposed accommodation is over two floors and provides for an open plan living / kitchen / diner with patio doors to the rear garden, central glazed utility and entrance hall with access to lounge, with double sliding doors to the rear garden. There are two bedrooms and bathroom to the ground floor together with two bedrooms and en-suite to the first floor with Velux windows to the rear.

The barn fronts a gravel and hardcore shared entrance drive which will provide for three parking space and access to the barn with a garden lying to the west enclosed by post and rail fencing and mature trees and predominantly laid to lawn.

## Services

Services are in place and made available with the property, including a mains sewer/drainage connection.

## Tenure & Possession

All of the property is offered freehold with vacant possession given upon completion.

## Land Registry

The land Registry Title number is WM582504

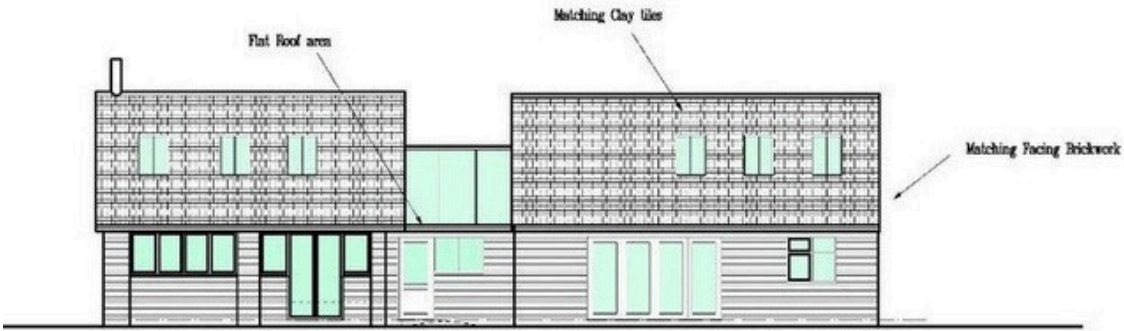
## Planning

Planning was granted on 24th January 2024 under reference PL/2023/0002153/FUL by Coventry City Council for the conversion of two storage buildings with extensions and alterations into one residential dwelling. There are several conditions attached to this consent and a potential purchaser should make themselves aware of these conditions prior to making an offer. A copy of the decision notice and associated documents are available on the local authority website.

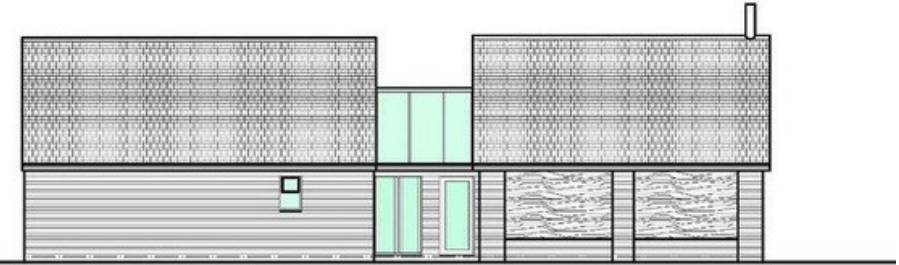
## Overage

An overage clause applies to the land.

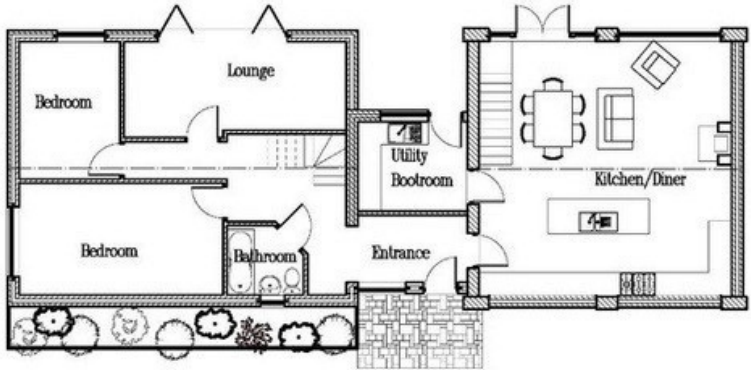
Proposed Layouts & Elevations



Proposed North West Elevation

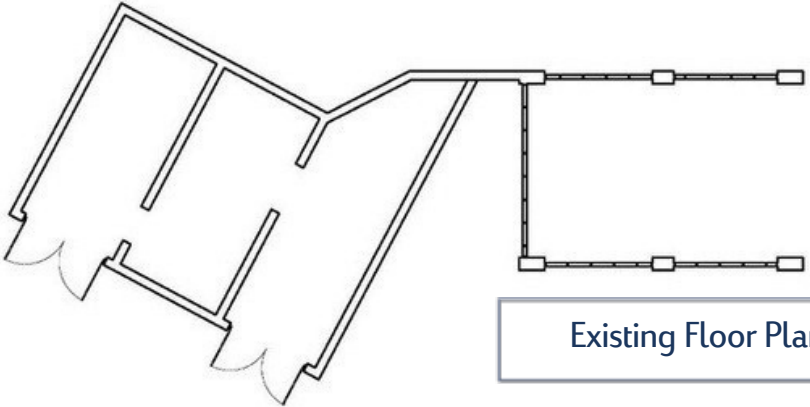
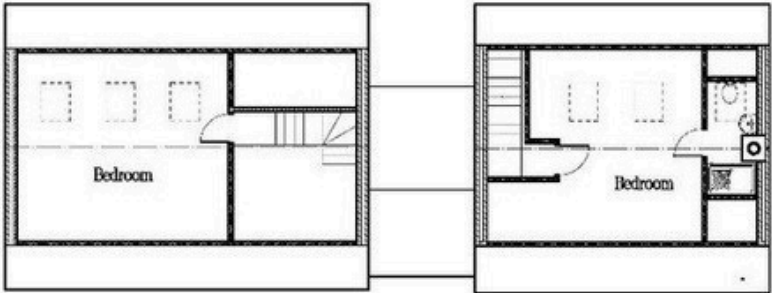


Proposed South Elevation



Proposed Floor Plan

Proposed Floor Plan



Existing Floor Plan

## Plan, Area & Description

The plan area and description are believed to be correct in every way but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Rights of Way

Access to the property is shared with the residential property known as Harvest Hill Farm and the retained barn which has permission for conversion into a residential dwelling and therefore the purchaser will have shared maintenance responsibilities of the driveway and turning area (hatched grey), parking spaces will be allocated to the purchaser. It is also assumed that the service media will be laid within this driveway and again, rights for maintenance and repair will be provided.

## Method of Sale

The property is offered for sale by public treaty.

## Boundaries & Fencing

The boundaries are all fenced with post and rail, hedgerow and stockproof fencing.

## Vendor Solicitor

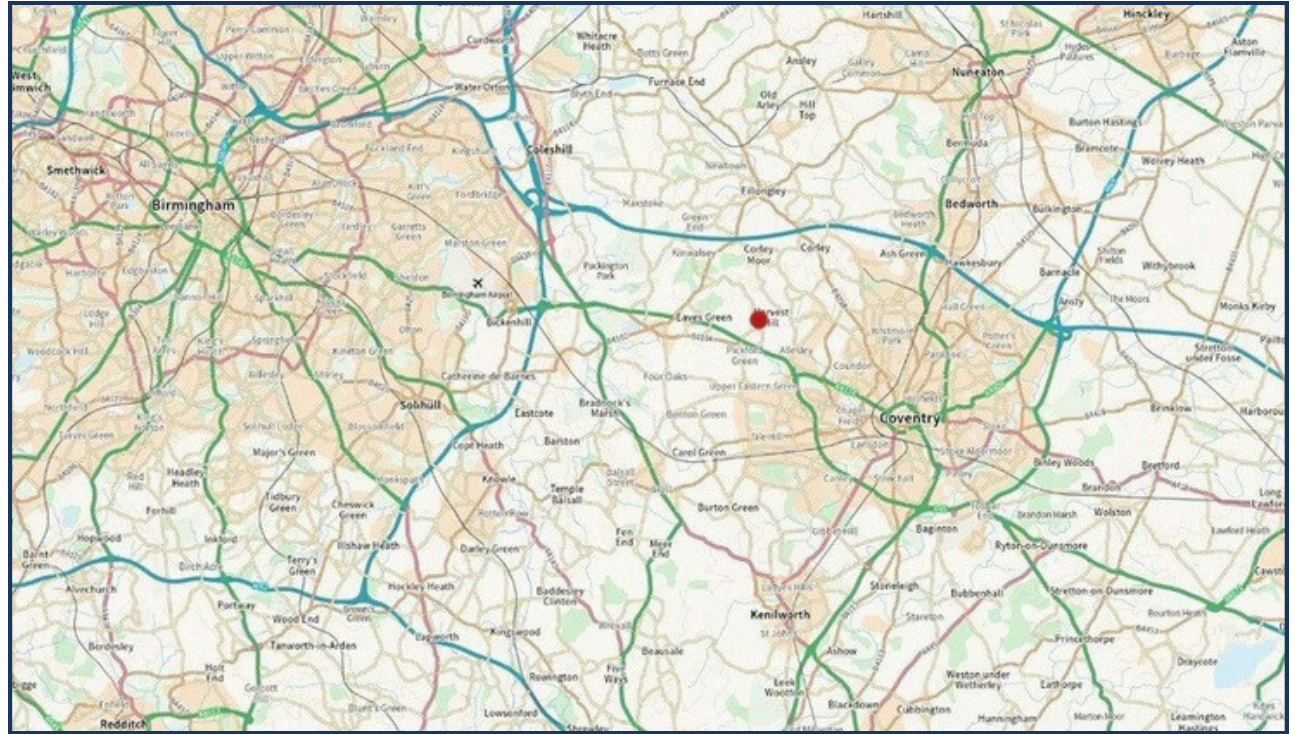
Peter Rollason Rollasons Solicitors, 9 New Street Daventry, NN11 4BT.  
01327 301771 | prolason@rollasons.com

## Local Authority

Coventry City Council 08085 834333 Severn Trent Water 0800 7076600 [www.stwater.co.uk/building-and-developing/newhouse](http://www.stwater.co.uk/building-and-developing/newhouse)  
Western Power Distribution 0800 0963080 | [westernpower.co.uk](http://westernpower.co.uk)

## Viewing

By appointment only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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