



Residential Development Opportunity
Barn at Laugherne Farm, Martley, WR6 6QB

**G HERBERT
BANKS**
EST. 1898

BARN AT LAUGHERNE FARM

Martley

Worcestershire, WR6 6QB

Offers based on £350,000.

Approximate Distance in Miles

Kidderminster 15 * Worcester 7 * Droitwich 12
Birmingham 35 *

Situation

The Barns at Laugherne Farm are situated just outside the village of Martley and comprises one farm building with Class Q consent for a change of use into 2 dwellings.

The property benefits from expansive views towards Martley Hillside and Woodbury Hill.

Description

The property is comprised of a concrete portal frame structure with corrugated cladding, along with several lean-to structures on the north and south elevation, which are to be removed as part of the planning consent.

The main building has an external footprint of approximately 306m² (3,292ft²), with dimensions of 32.6m by 9.4m.

The overall site, including the building, surrounding amenities, and parking area extends to approximately 0.35 acres (0.14 ha), offering ample space for amenity and parking.

Planning

Prior approval has been granted for the change of use of the barn to residential use under the provisions of Article 3(1) and Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development (England) Order 2015).

This allows for the conversion of the agricultural building into 2 residential dwellings at Laugherne Farm, Martley, Worcestershire WR6 6QB in accordance with the Appendix: M24|01584|GPDQ.

The development was approved by way of an appeal reg: APP/J1860W/25/3360842 dated 22nd May 2025.

The consent provides for 2 individual units.

Unit 1 with GIFA of 125m² (1,345ft²) comprising a Living Room, Kitchen, Utility, Study and 3 Bedrooms one with ensuite.

Unit 2 has a GIFA of 150m² (1,614ft²) comprising a Living Room/Kitchen, Utility, Study and 3 Bedrooms, all with ensembles, as per **Plan 1**.

Plan 2 is the location of block plan marked in red defining the residential area. Approved by the planning consent.

Plan 3 shows the proposed elevations.

Plan 4 not only shows the area being sold outlined in blue but defines the rights of access to and from the site.

The purchaser will have rights of way/ access for all purposes and times over the existing driveway between the points A-B-C cross hatched red.

The purchaser will be asked to pay a contribution towards the cost of maintenance of the track being 1/5th of any such cost when appropriate.

The vendors will grant access through their retained land for services being water supply and drainage and for soakaways relating to the drainage/sewage plant.

The development shall be completed within 3 years with the dates of the prior approval date as 22nd May 2028. A copy of the Approval is attached to these details.

GENERAL INFORMATION

Tenure

All the land and barn are believed to be freehold or vacant. Possession will be granted on compliance.

Services

Mains electricity.

Local Authority

Malvern Hills District Council Tel: 01684 862 221

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office by prior appointment.

Tel: 01299 896968.

Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce

suitable identification in accordance with the Act. Without identification a sale cannot proceed.

Rights of Way, Easements & Boundaries

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Directions

The building is situated about 1 mile to the east of the village of Martley, in an elevated position looking towards the village and beyond. It can be accessed on the B4204 road from Martley to Worcester Road, up a stone track on the left-hand side.

What3words///rotation.healthier.contrived

GENERAL
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TOTAL EXTERNAL FOOTPRINT
AREA = 306sqm
UNIT 1 GIFA = 125SQM
UNIT 2 GIFA = 150SQM

Existing structure retained

New walls/external cladding

Existing Opening
Retained

PLAN 1

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ARCHITECTURE - PLANNING - DEVELOPMENT

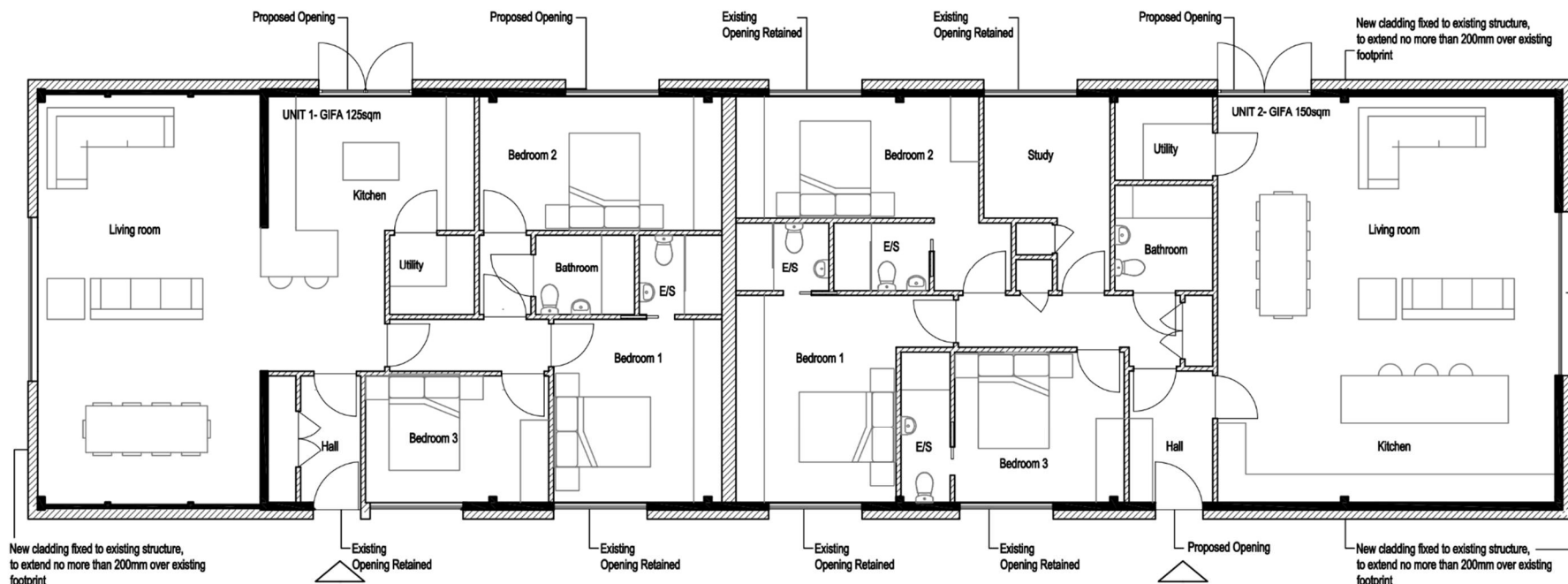
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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

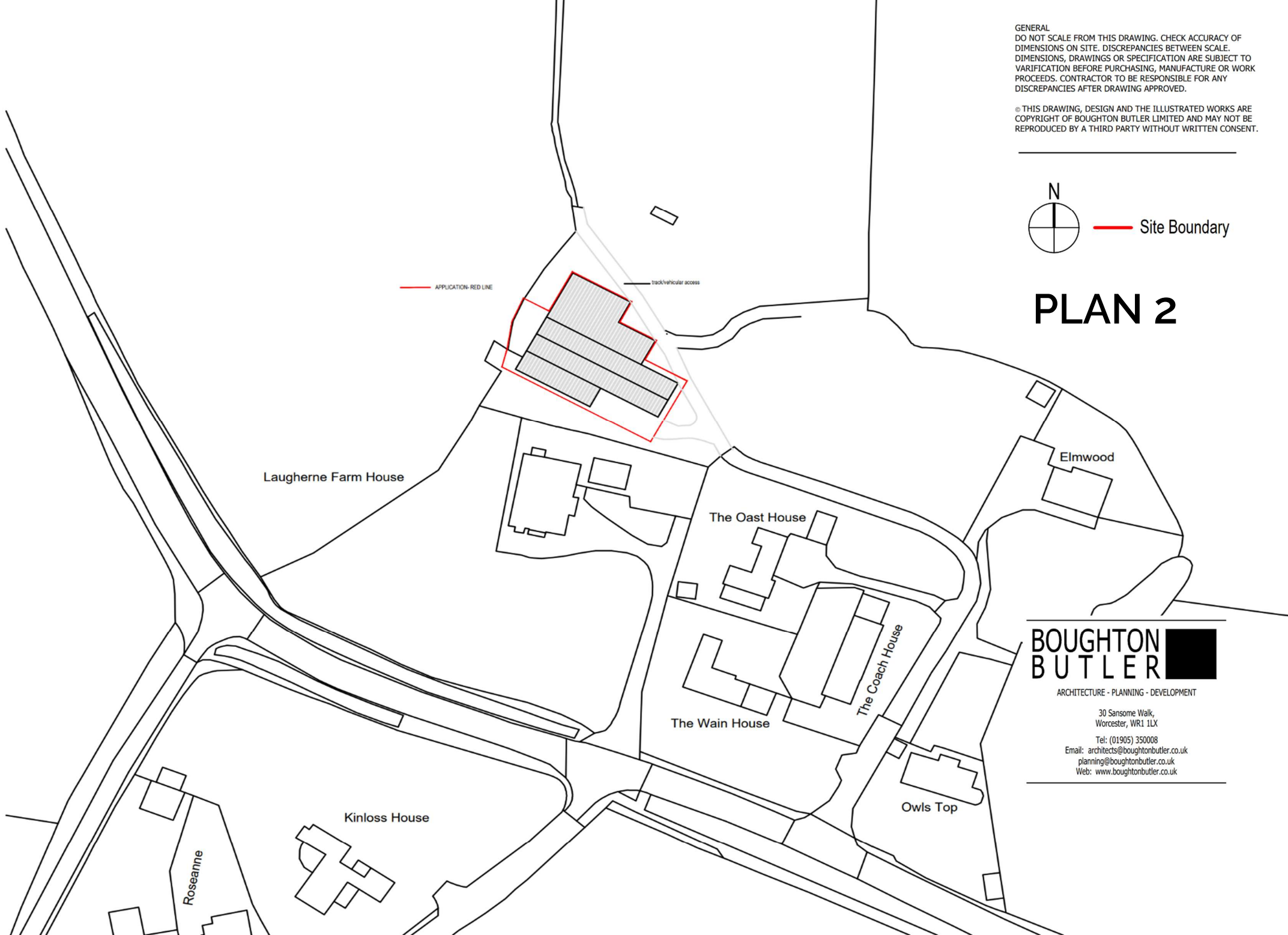
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— Site Boundary

PLAN 2



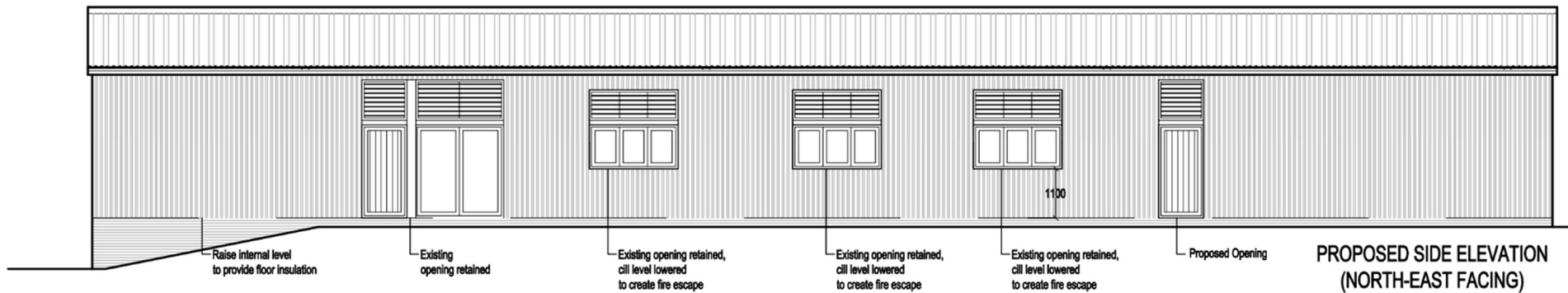
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ARCHITECTURE - PLANNING - DEVELOPMENT

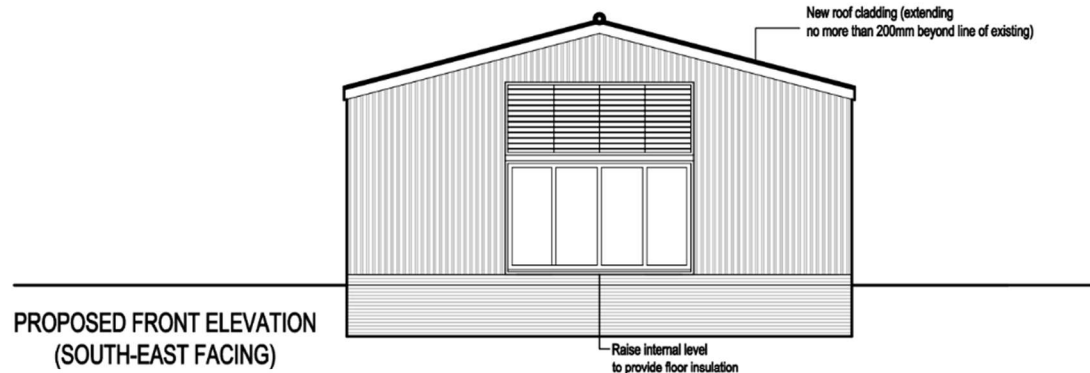
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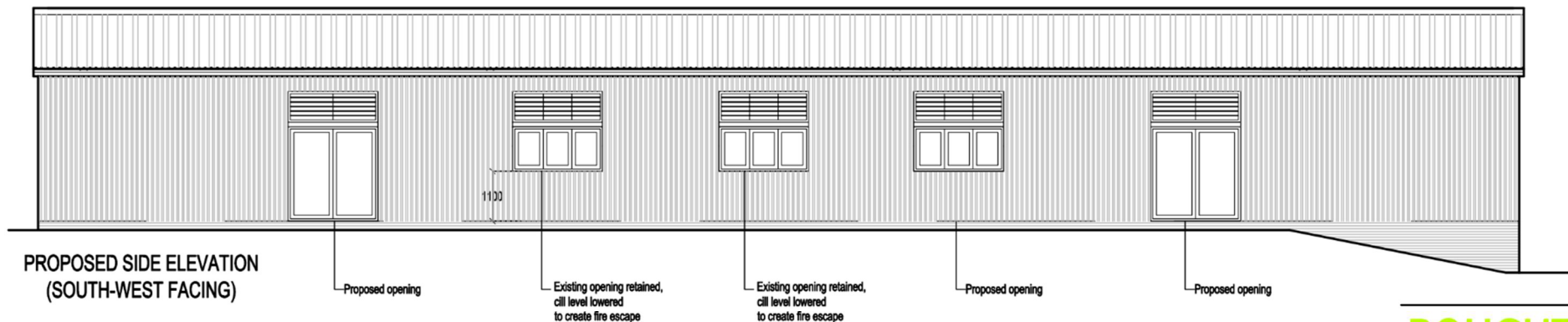
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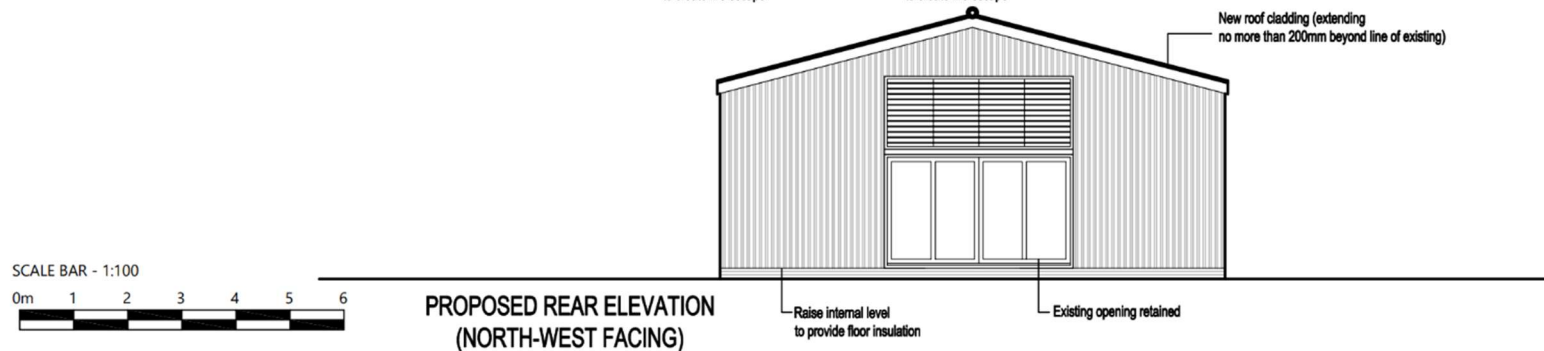
PROPOSED SIDE ELEVATION
(NORTH-EAST FACING)



PROPOSED FRONT ELEVATION
(SOUTH-EAST FACING)



PROPOSED SIDE ELEVATION
(SOUTH-WEST FACING)



PROPOSED REAR ELEVATION
(NORTH-WEST FACING)



SCALE BAR - 1:100

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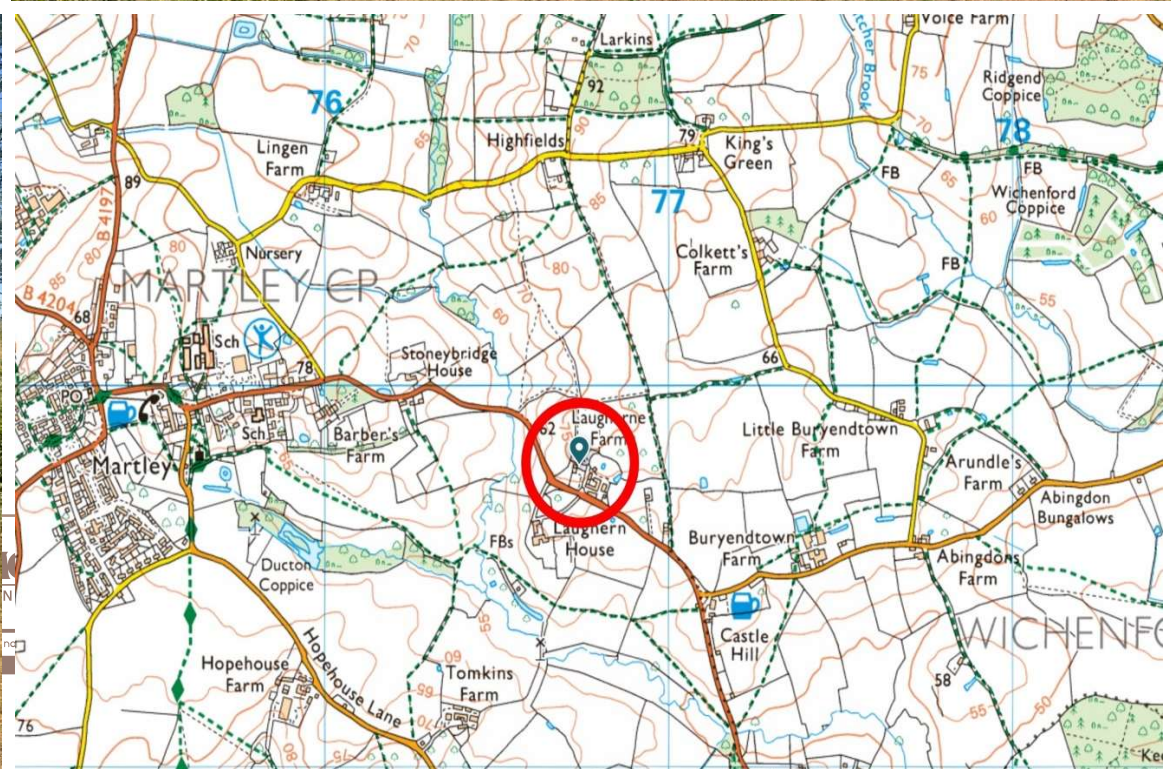
PLAN 3

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PLAN 4



