

G.HERBERT BANKS

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CHARTERED SURVEYORS - AUCTIONEERS - LAND & ESTATE AGENTS

SPECIALISING IN COUNTRY PROPERTY THROUGHOUT THE COUNTIES OF HEREFORD & WORCESTER

FOR SALE BY PRIVATE TREATY IN UP TO THREE LOTS

**BRANTHILL FARMHOUSE AND FARM COTTAGES
DARK LANE, BELBROUGHTON, NR STOURBRIDGE DY9 9TT**



LOT ONE – THE FARMHOUSE

A detached four bedroom farmhouse with potential to improve and extend the existing living accommodation within the current structure

GUIDE PRICE - £450,000

LOT TWO – THE FARM COTTAGES

An interesting investment opportunity to purchase a pair of cottages, one of which is occupied by a protected tenant with the other being vacant

GUIDE PRICE - £150,000

LOT THREE – THE LAND

The option to purchase up to 3.81 acres of land adjoining the dwellings

BY SEPARATE NEGOTIATION

Viewing strictly by appointment through the sole agents

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BRANTHILL FARMHOUSE, DARK LANE, BELBROUGHTON, NR STOURBRIDGE WEST MIDLANDS DY9 9TT

Approximate Distances: -
Kidderminster - 6.4 miles * Stourbridge - 6.8 miles
Bromsgrove - 8.3 miles * Birmingham - 15.1 miles

SITUATION

The properties, which are situated adjacent to one and other, occupy a prime position with access off the quiet public road known as Dark Lane. Whilst located on this peaceful lane they are in fact just a little over a one minute drive from the A491 dual carriageway, which runs from West Hagley heading southeast to junction 4 of the M5; the properties are approximately half way between West Hagley and the motorway. The property is a short distance from the very popular village of Belbroughton which includes a church, village stores, butchers, public houses/restaurants, a tennis club and cricket club. The properties are within the catchment areas for the primary school at Belbroughton and the schools at Hagley.

Site and location plans are incorporated with these sales particulars.

DESCRIPTIONS

LOT ONE – BRANTHILL FARMHOUSE

A detached period farmhouse constructed with mostly rendered brick walls under a pitched tiled roof. The farmhouse is surprisingly spacious with a number of ground floor rooms, a spacious first floor landing with generous bedrooms off and a second floor comprising three unconverted attic rooms. The house has uPVC double glazed windows to the front elevation with timber framed windows to the side and rear.

Services – The farmhouse has mains electricity and water. Drainage is to a private system shared with the farm cottages. Oil fired central heating.

Part glazed front entrance door leading into a long **ENTRANCE HALL** having polished timber floorboards, hatch opening to the cellars, open staircase to the first floor and fine panelled doors to

DRAWING ROOM 14'4 (4.37m) x 13'9 (4.21m) Having a large window to the front elevation. Open fireplace having a brick surround and a paved hearth.

DINING ROOM 14'3 (4.35m) x 13'6 (4.12m) Having a large window to the front elevation. Open fireplace with tiled hearth and mantle. Timber panelled walls. Door to

STUDY 10'10 (3.32m) x 10'0 (3.05m) Large window to the front elevation. Open fireplace with tiled hearth, tiled surround and oak mantle. Built in shelves and built in cupboards either side of the fireplace. Door leading to rear entrance passage with entrance door and second door to a small **STORE ROOM**.

Returning to the entrance hall a door leads into the **SITTING ROOM 13'4 (4.06m) max x 12'7 (3.84m) max** Having a large bay window to the side elevation, beamed ceiling, open fireplace with stone hearth and surround. Door to small central hall with doors off to the rear entrance room and the

KITCHEN 14'5 (4.40m) x 9'0 (2.76m) Large window to the rear elevation, fitted kitchen cupboards, sink, oil fired Mistral boiler and a beamed ceiling.

REAR ENTRANCE ROOM 13'1 (4.00m) x 5'3 (1.62m) Having a quarry tiled floor and rear entrance door.

Returning to the main entrance hall a fine open staircase with a stained glass window halfway up leads to a spacious first floor **LANDING** with panelled doors off to

BEDROOM ONE 14'5 (4.41m) x 13'11 (4.26m) Having a tiled open fireplace.

BEDROOM TWO 16'6 (5.03m) x 14'5 (4.41m) Having a tiled open fireplace, built in wardrobe and door leading through to

BEDROOM THREE 11'1 (3.38m) x 10'2 (3.10m) Tiled open fireplace having built in wardrobes either side of it.

BEDROOM FOUR 12'11 (3.96m) x 12'9 (3.89m)

BATHROOM 9'11 (3.05m) x 6'1 (1.88m) Having a bath, basin, large airing cupboard and tiled walls to dado level.

WC 9.0 (2.77m) x 4'2 (1.29m) With a WC and tiled walls to dado level.

A door from the landing opens to stairs leading to the second floor. This floor comprises a landing and three attic rooms which whilst not currently used as living accommodation could easily be following some modernisation.

ATTIC ROOM ONE 18'8 (5.70m) x 14'8 (4.48m)

ATTIC ROOM TWO 14'8 (4.48m) 14'0 (4.27m)

ATTIC ROOM THREE 14'7 (4.45m) into the eaves x 9'1 (2.77m)

OUTSIDE

Attached to the rear of the house is a garden WC. To the side and rear of the property there is a courtyard enclosed with period brick walls. Lawned gardens to the front and rear.

LOT TWO – BRANTHILL FARM COTTAGES

The cottages are within a converted coach house and comprise a pair of two storey one bedroom cottages.

Services – The cottages have mains electricity and water. Drainage is to a private system shared with the farmhouse. No 1 has not got central heating but has night storage heaters and an immersion heater. No 2 has an LPG fired combination boiler.

No.1 Branthill Farm Cottages

This cottage is currently occupied by a protected tenant who is paying an annual rent of £3,360.

Ground Floor

Kitchen
Living Room
Bathroom

First Floor

Bedroom

No.2 Branthill Farm Cottages

Ground Floor

Entrance door to small hall with stairs up to first floor, door to cupboard and doors to the two ground floor rooms.

KITCHEN 9'6 (2.90m) x 9'8 (2.97m) With some fitted timber fronted units, stainless steel sink, plumbing for washing machine, electric cooker point and wall hung BAXi LPG fired combination boiler.

LIVING ROOM 16'8 (5.10m) x 9'8 (2.95m) This room has a dual aspect, an open fireplace and a brick hearth, beamed ceiling.

First Floor

Small landing with doors to

BATHROOM An L-shaped room with a bath having shower over, basin and W.C.

BEDROOM 11'9 (3.60m) x 9'4 (2.87m) with door through to

DRESSING ROOM 16'4 (4.98m) [into eaves] x 9'8 (2.95m)

LOT THREE – THE LAND

An area of land extending to 3.81 acres will be available to purchase at a price of £7,500 per acre, the land extends from the farmhouse and cottages heading north towards the lane. The land is currently in arable production and a winter crop has been sown for harvest in the summer of 2009. It will be possible to take possession of the land prior to the harvest date and the vendors will negotiate the release from the tenancy prior to the sale completing, assuming this has been requested at an early state by the proposed purchaser. The purchasers will be responsible for fencing off the land to an agreed standard within an agreed period of time. The land is only available to those who are buying the farmhouse or the cottages.

GENERAL REMARKS AND STIPULATIONS

TENURE AND POSSESSION It is understood that all the property is being sold Freehold and that Vacant possession on the farmhouse and one of the cottages will be given upon completion. The other cottage will be sold subject to the tenancy, as will any additional land, albeit vacant possession of the land will be available after the crop has been taken, or earlier by agreement with the tenant.

FIXTURES AND FITTINGS Any fixtures and fittings not expressly mentioned within these details are excluded from the sale.

AGENTS NOTES The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate and none of the appliances mentioned have been tested. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents.

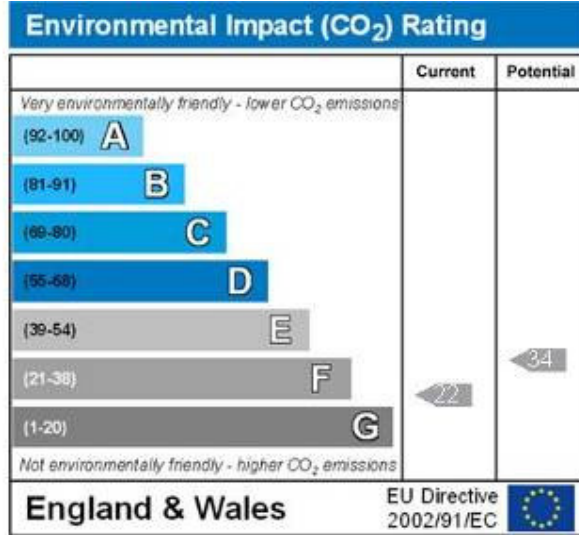
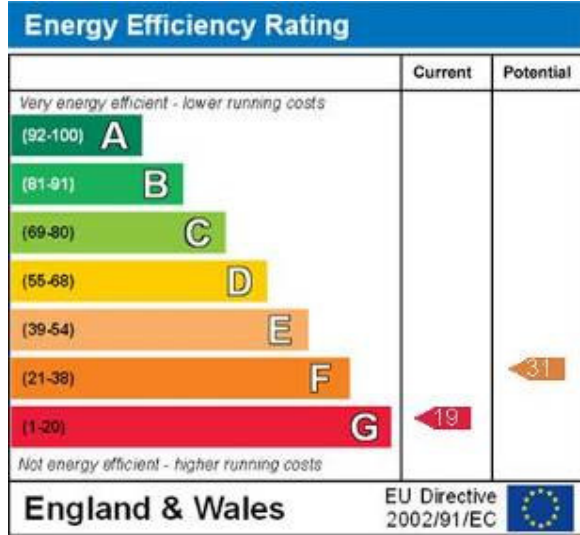
PARTICULARS AND PLAN The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars 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.

HOME INFORMATION PACK (HIP)

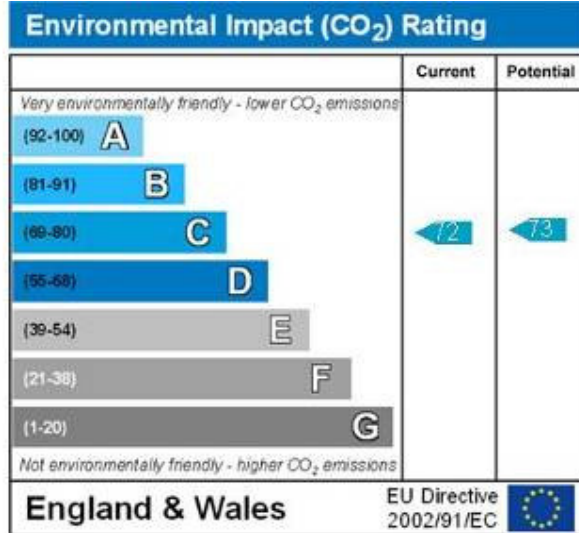
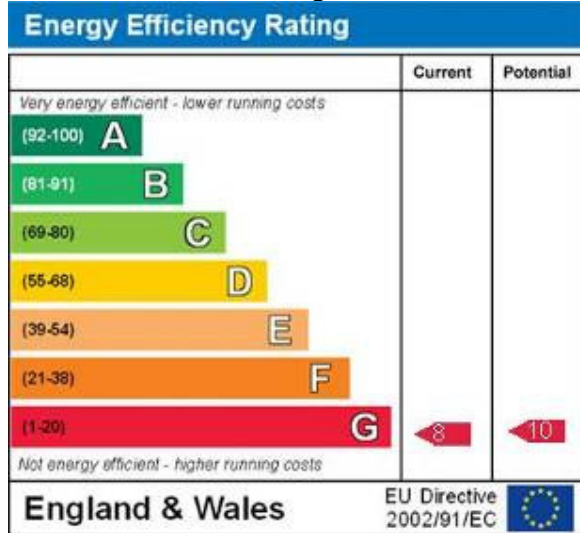
The Home Information Pack is available for inspection at the Agents offices. A paper copy can be sent, subject to a £10 administration fee. Alternatively, an electronic copy can be e-mailed free of charge, upon request.

ENERGY PERFORMANCE CERTIFICATES - EPC GRAPHS

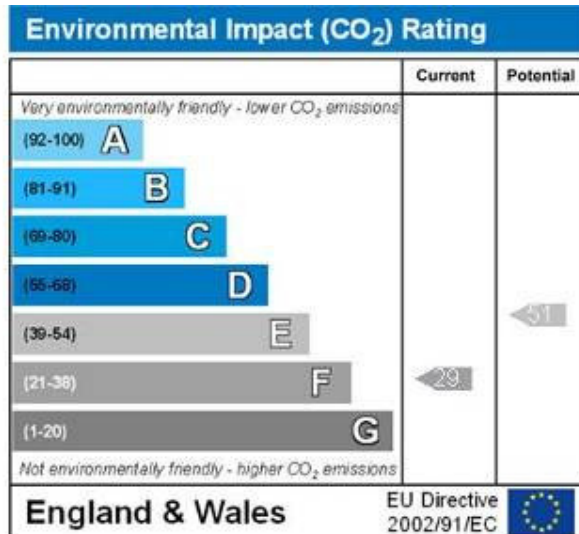
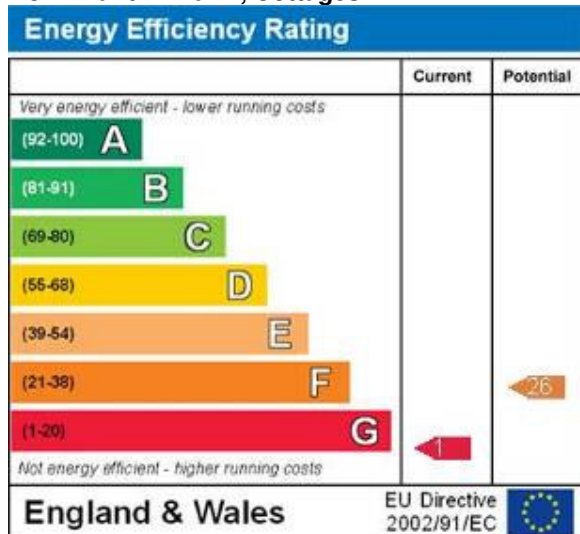
Branthill Farmhouse



No.1 Branthill Farm Cottages



No.2 Branthill Farm, Cottages

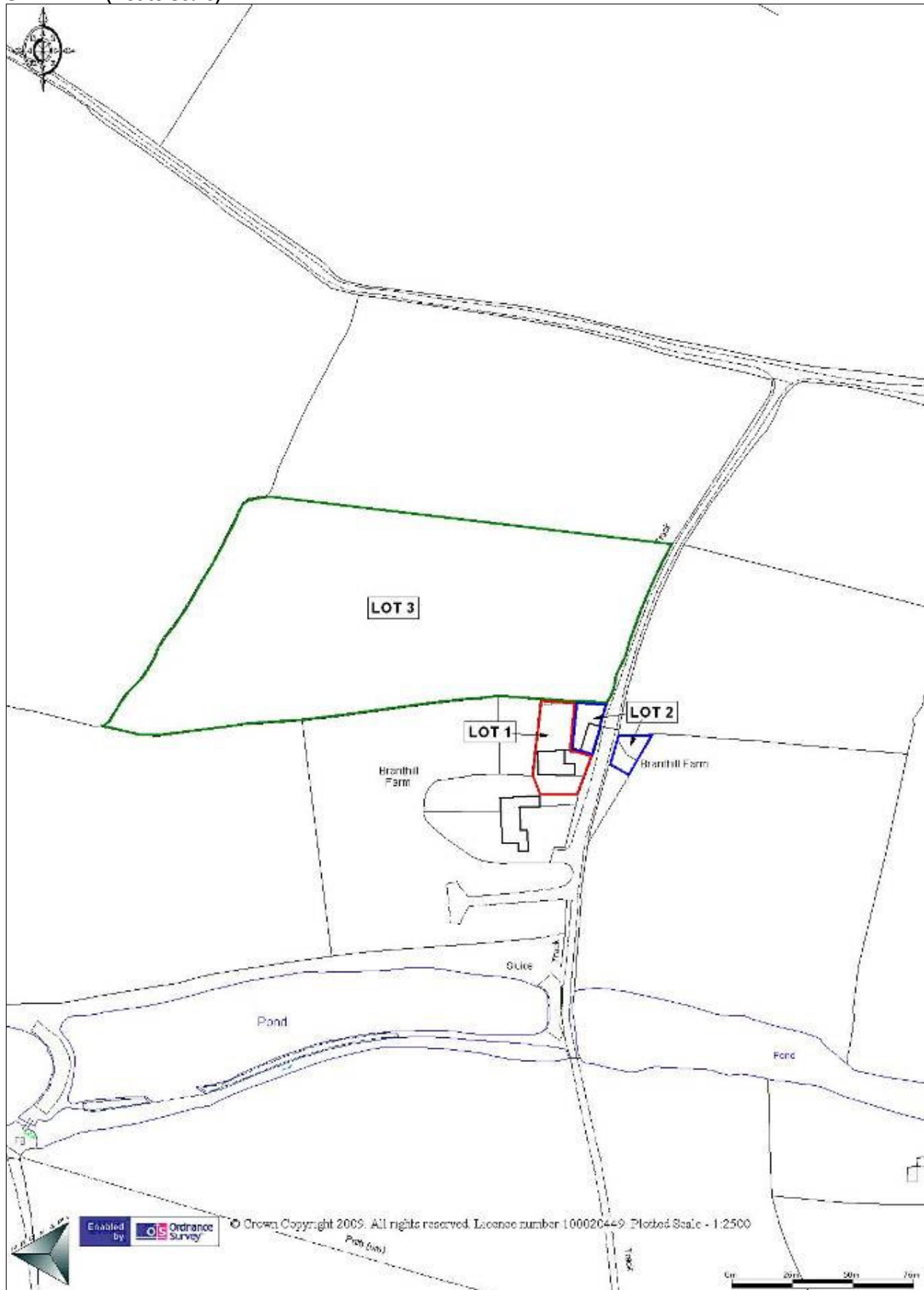




LOCATION PLAN (Not to scale)



SITE PLAN (Not to scale)



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