



Old Hall Farm, Old Hall Lane. Fradley,  
Lichfield, WS13 8PA

HOWKINS &  
HARRISON

## Development site at Old Hall Farm, Old Hall Lane, Fradley, Lichfield WS13 8PA

A unique opportunity to purchase a development site in the village of Fradley. The property offers 5 well designed detached dwellings with spacious garden plots.

- Planning permission for 5 detached dwellings
- 13508.72 sq ft in total (excluding loft space)
- Good links to motorway networks
- Attractive village location
- Sympathetically designed properties, in keeping with the locality

### Location

The development site is located in the attractive village of Fradley with excellent road links via the A38 to Birmingham and Derby. The city of Lichfield is within easy reach and offers a variety of services including restaurants, banks, butchers, supermarkets, boutique clothing stores and schooling.





### Travel distances:

- Lichfield – 5 miles
- Birmingham – 22 miles
- Derby – 22 miles

### Description

The property comprises of a range of agricultural buildings and yard area with the benefit of planning permission for 5 dwellings with garden and amenity space.

The agricultural buildings are to be demolished as part of the planning permission, this is to be carried out by the purchaser and should be factored into any offer submitted.

The 5 dwellings have been sympathetically designed to be in keeping with the area. The proposed finish will complement the surrounding barns and main farmhouse. The floor plans show a spacious open plan ground floor which has been designed with modern living in mind.

### Floor areas:

Plot Number	GIA – m2	GIA – ft2	Loft space
Plot 1 – 4 bed	312	3358	
Plot 2- 4 bed	209	2250	
Plot 3- 4 bed	298	3208	32
Plot 4- 3 bed	189	2034	42
Plot 5 – 4 bed	253	2659	52

## Services

The property is connected to mains water and mains electricity however these services have not been tested. Purchasers are to make their own enquiries into the suitability of these services for the proposed development.

## Planning

The property has the benefit of the following planning permission, granted by Lichfield District Council:

22/00699/FUL | Demolition of existing farm buildings for the erection of No. 5 dwellings, parking barn and associated works and extension to adjacent residential curtilage (Resubmission) | Barns At Old Hall Farm Old Hall Lane Fradley Lichfield Staffordshire.

Further information can be found on the council's website or by contacting the office.

## Access

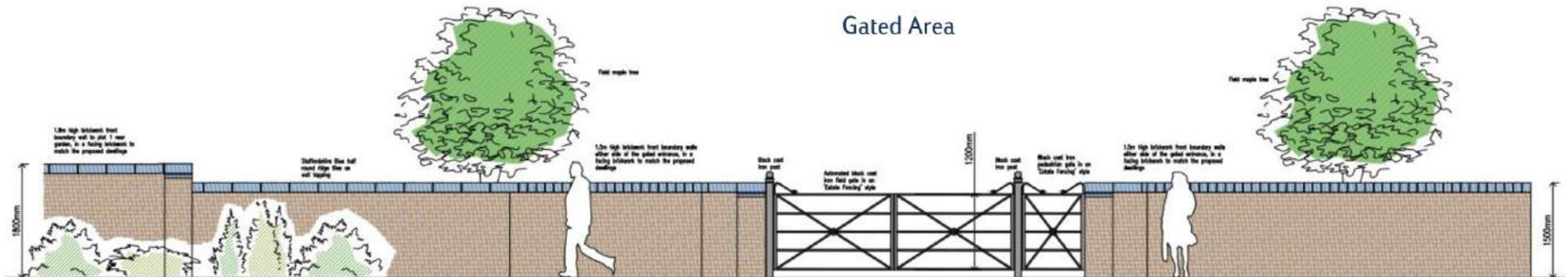
The property is accessed directly off Old Hall Lane. A right of way will be granted over the area hatched blue on the sales plan.

## Anti-money Laundering regulations

Under the Money Laundering Directive (SI2017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.



**Plot 1**





313600 N

Unit 5

Unit 4

Unit 3

Unit 2

Unit 1

Car port

Farm Access

New Access

Old Hall Lane

Walnut Kimble

Orchard Croft

412

## Special Conditions of Sale

1. The property is restricted to a maximum of 5 dwellings
2. The planning permission includes a carport which is to be built by the purchaser (at their cost). The car port is not included within the sales boundary and is to be used by the existing barn conversions
3. The purchaser is to demolish the existing farm buildings (at their cost) after completion of the sale. The site is to be left to the satisfaction of the vendors (specification to be agreed and to include access arrangements on the land which falls outside the sales boundary).
4. The purchaser will build all boundaries as per the planning permission, this includes the gated entrance to the shared access and the brick wall to the perimeter of the site (specification to be agreed).
5. The transformer will be relocated to an agreed position close by at the cost of the purchaser.
6. The purchaser is to ensure that Old Hall Farm, the existing barn conversions and the car port are all connected to the mains electricity, the supply currently runs from the transformer to the existing barns. This is to be done at the cost of the purchaser.

## 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 their Agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only and is not to scale.

## Viewings

Viewings are strictly by appointment. Please contact the Ashby office to book a viewing with either Anna Meynell [anna.meynell@howkinsandharrison.co.uk](mailto:anna.meynell@howkinsandharrison.co.uk) or Peter Bennett [peter.bennett@howkinsandharrison.co.uk](mailto:peter.bennett@howkinsandharrison.co.uk).



Howkins & Harrison  
58 Market Street,  
Ashby de la Zouch, LE65 1AN  
Telephone 01530 877977 (option 4)

Email [ashbyrural@howkinsandharrison.co.uk](mailto:ashbyrural@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

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.



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable

rightmove  
find your happy



AMC  
AGENT