



Taylors

The Bungalow, Hartle Lane, Belbroughton DY9 9UL

Offers In Region Of £595,000

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Located on the fringes of this desirable village, this BUILDING PLOT WITH PLANNING PERMISSION currently presents a detached bungalow, HOWEVER, now has planning approved to construct a CONTEMPORARY STYLE detached home in its place. The proposed new build would sit in an OVERSIZED GARDEN behind a newly widened bridge, with gates, and would have accommodation planned over two floors. Undoubtedly a great opportunity to build an impressive home in a great location.

AGENTS NOTE: We respectfully ask interested parties to liaise with us to arrange a viewing.

For more detailed information visit: <https://www.bromsgrove.gov.uk/residents/planning-building-control/view-and-comment-on-planning-applications/> Search 24/00262/FUL for details of the removal of existing dwelling and approved plans for the new build. The new bridge application is 24/00505/FUL (again, approval has been granted).

Tenure: Freehold. Construction: The existing property is of standard construction. Please note the Decision Notice for the details of the proposed new dwelling. Services: The existing property has mains water and electricity, and a septic tank. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F (for the existing property). EPC Rating G (for the existing property). Predicted Energy Rating/SAP Rating for the new build C.





- LAND WITH PLANNING PERMISSION in a highly desirable location
- A GREAT OPPORTUNITY FOR BUYERS TO BUILD THEIR OWN HOME
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- GENEROUS PLOT ON THE EDGE OF THE VILLAGE, ACCESSIBLE TO LINK ROADS
- THE APPROVED NEW BUILD HAS ENERGY EFFICIENCY AS A CONSIDERED PRIORITY
- VIEWINGS ARE STRICTLY BY APPOINTMENT



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