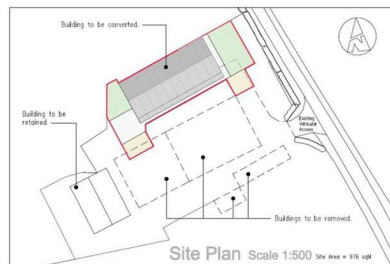
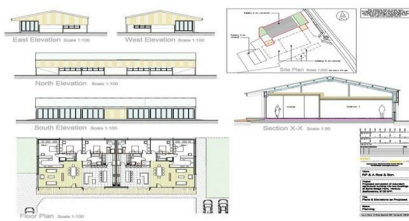




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Buildings at Barns Bridge Farm, Norbury Road, Gnosall, Stafford, ST20 0PP **Offers Over £450,000**

An exceptional, rare and exciting opportunity to create a contemporary development in a sought after rural location! Additional land available by separate negotiation.

Barns Bridge Farm offers a unique opportunity to purchase a rural development site extending to 1.5 acres or thereabouts altogether located in South Staffordshire, close to the Shropshire Border. The site has recently obtained consent for the development of an substantial agricultural building to create two very spacious residential dwellings. The site further benefits from other buildings which offer further potential, subject to consents. The site benefits from excellent gated access from Norbury Road and is well positioned to the wider road network, being close to A518 between Stafford and Newport.

Directions

From Stone, take the A34 (Stafford Road), after approximately 4.5 miles turn right onto Whitegreave Lane and then right onto Eccleshall Road (A5013). After approximately 120 yards turn left onto Newport Road (B5405) and then after 3 miles turn left onto Moorend Lane, continuing onto Audmore Road. At the roundabout continue straight onto Station Road (A518), after 0.5 miles and before the Navigation Inn Public House turn right onto Plardiwick Road, continue onto Norbury Road and after 0.8 miles the buildings will be situated on the left hand side signposted by our 'For Sale' signs.

What3Words Location Code:
///fighters.windmill.rinses

Situation

The site is situated in Gnosall a village in the heart of South Staffordshire, close to the Shropshire Boarder. The site is within close proximity to all amenities, being located approximately 7 miles from Eccleshall, 8 miles from Stafford and 14 miles from Stone.

Description

The site extends to 1.50 acres or thereabouts altogether and comprises of a principle portal frame building which has consent for conversion to form two dwellings together with two further large buildings (as detailed below).

The site is close to all amenities and is located close to the A518 between Newport and Stafford. The site would be of interest to developers, investors and spectators, as well as those looking to create a unique rural development for themselves. There is potential to purchase additional land, by separate negotiation.

The site briefly comprises the following: -

Principle Portal Frame Agricultural Building 105' x 45' (32.00m x 13.72m)

The building has permission for the conversion into two dwellings, under planning application number 23/37181/PAR.

The building currently comprises a portal frame and sheeted structure, with half Yorkshire boarding and half concrete panels walls and concrete floor. The building is open to the front elevation.

The attached plans show the proposed layout of the development, which offers potential to create two spacious three bedroom dwellings.

Portal Frame and Sheeted Outbuilding 60' x 45' (18.29m x 13.72m)

Comprising a portal and sheeted agricultural building with half sheeted and half concrete panels walls and concrete floor. The building has to access points to each end.

The building does not have any consent in place or applied for, but has scope for various uses subject to consents.

Portal Frame Building 60' x 24' (18.29m x 7.32m)

The frame only of the building is in situ, but it provides a useful footprint for a number of uses, subject to consents.

Planning Permission

The principle building has permitted development for the change of use to be converted into two residential dwellings, with associated building operations.

Full details can be found under planning application number is 23/37181/PAR. The application was made under schedule 2, Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. The effective decision date is 21st April 2023. All details of the application are available through Stafford Borough Council website by entering the above planning reference.

Services

We understand the site is connected to mains water and electricity.

Local Authority

The local authorities are Staffordshire County Council and Stafford Borough Council.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Measurements

All measurements given are approximate and are 'maximum' measurements.

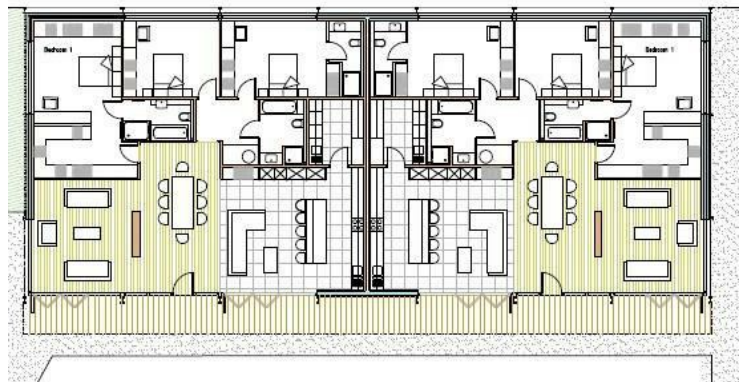
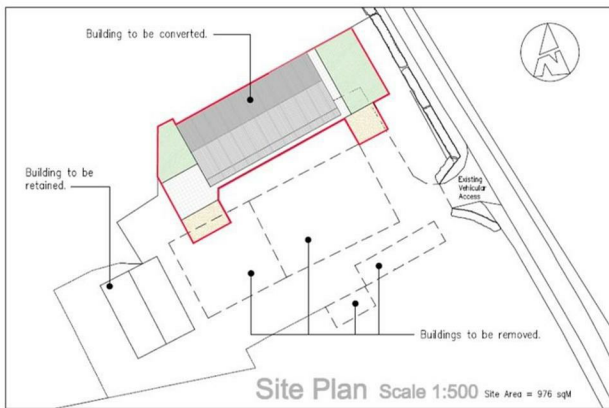
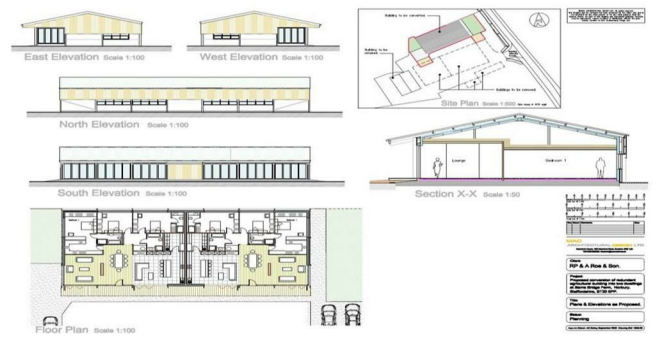
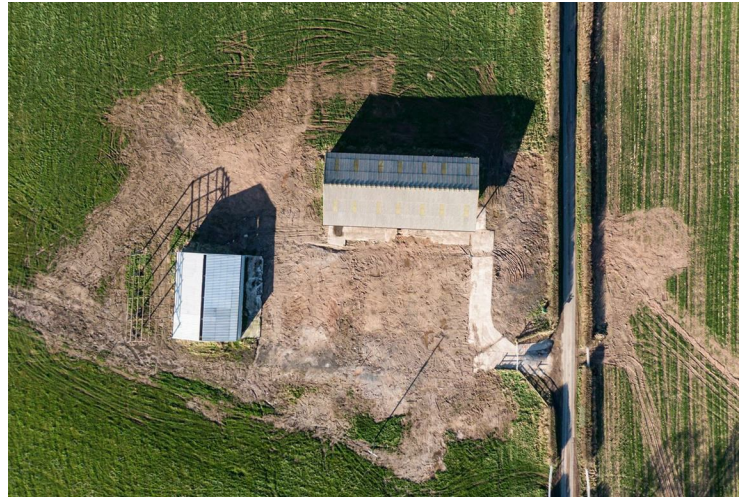
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Viewings

By prior arrangement through Graham Watkins & Co.







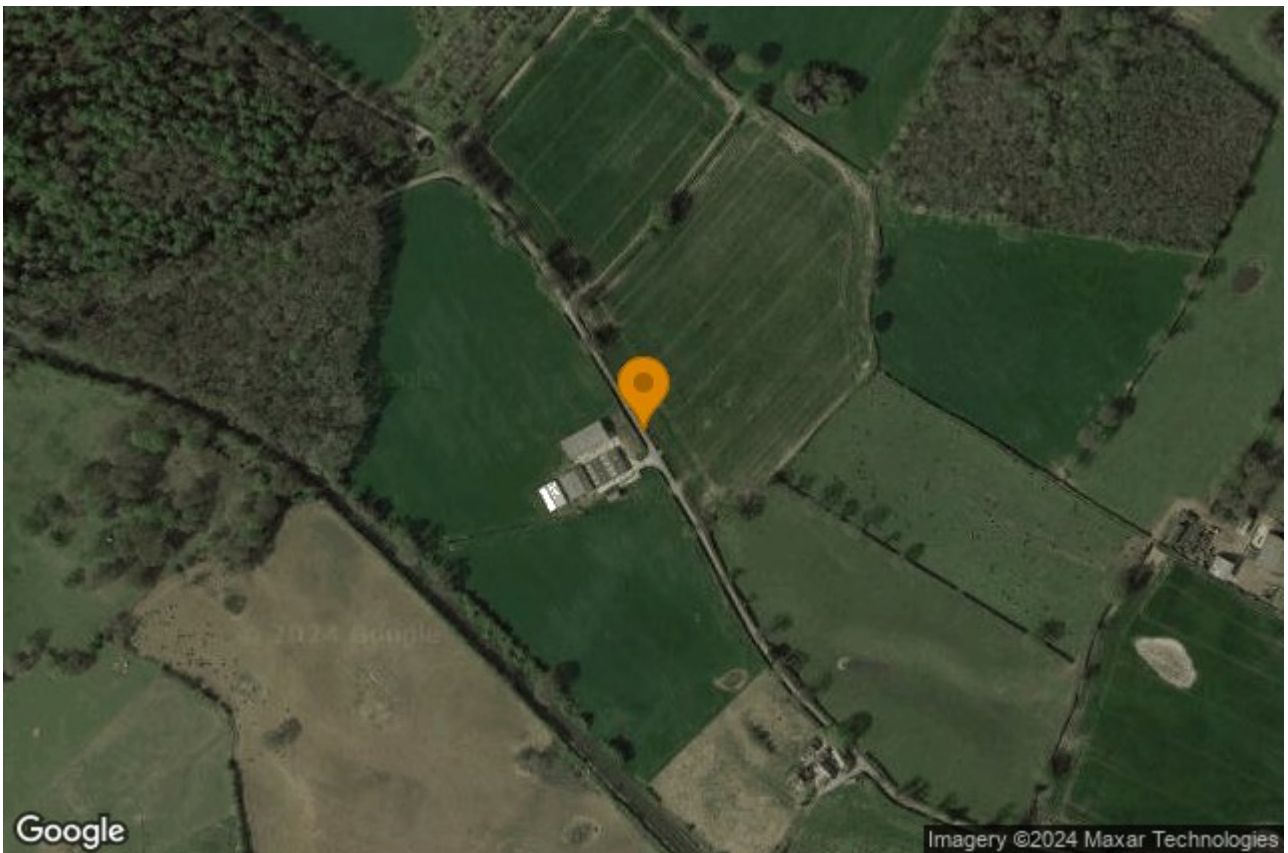
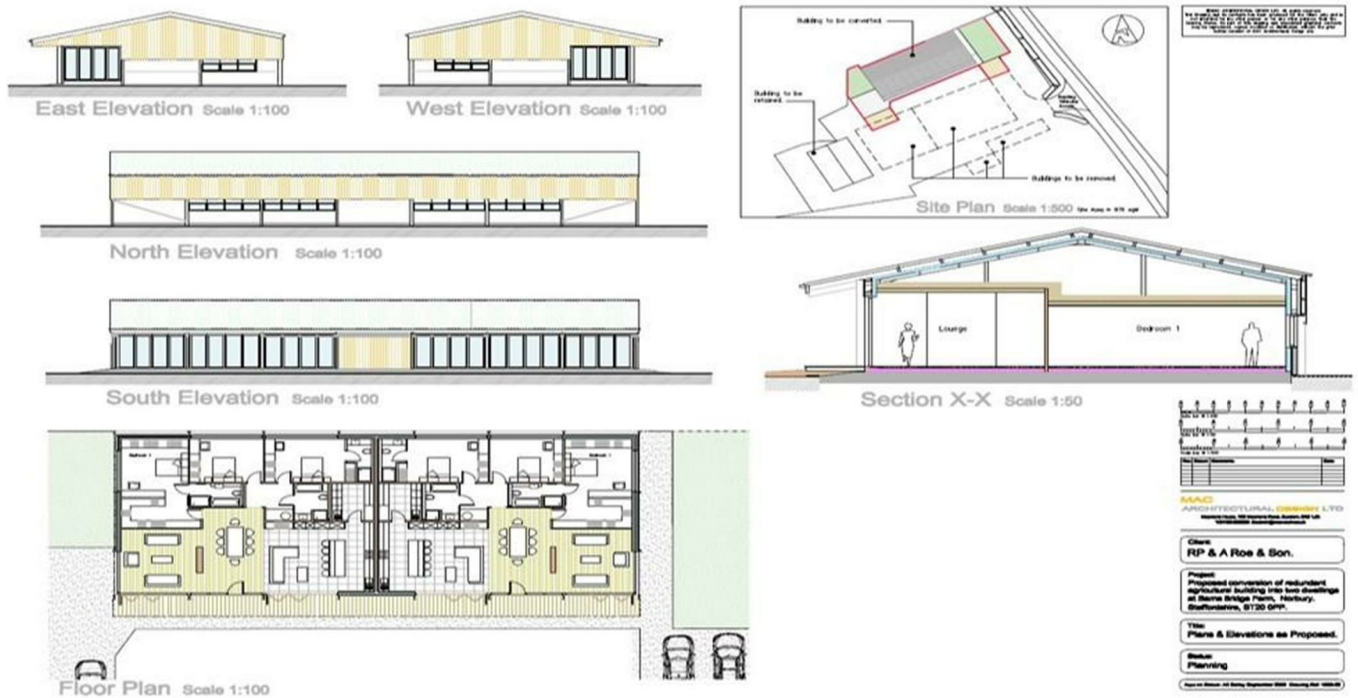
106.7m

Building with
Planning Permission

Retained
Building

0m 10m 20m 30m

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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