

# RESIDENTIAL BARN CONVERSION - 0.7 ACRE PLOT

HAZEL GROVE FARM BARN, HOLLYFAST LANE, CORLEY, COVENTRY CV7 8AB

Coventry 3.7 miles / Birmingham 15 miles / Leamington Spa 11 mile

*With planning consent for development of the barn into 2 no. dwellings and associated works including parking and landscaping*



NOT TO SCALE  
FOR IDENTIFICATION  
PURPOSES ONLY

## Location

The Barn is located to the North-West of Coventry (approximately 3.7 miles to the city centre) and South of the village of Corley (approximately 1 mile). Access is directly off Hollyfast Lane via a private drive (approximately 200 metres East of the barn), providing privacy from the lane.

It is well located for access to the M6, M42 and M40 motorways. Rail services are available from Coventry with trains to Birmingham Stations and London Euston.

Coventry (3.7 miles), Leamington Spa (11 miles), Rugby (13 miles) and Birmingham (15 miles) are all just a short drive with good railway links, public houses, hotels, shops, garages, primary schools and secondary schools with both public and private options.

## Planning Permission

The barn benefits from Class Q planning permission under Coventry City Council reference PAQ/2021/2981 for the conversion of the existing agricultural building into 2 no dwellinghouses. Permitted development was approved on 23<sup>rd</sup> March 2022 and the new owner will have a 3-year timeframe to complete the conversion from said decision date.

Full details, including architects drawings, are available on the Coventry City Planning Portal, or from the Selling Agents.

## The site

The site lies within the Green Belt and extends to approx. 0.28 ha (0.70 ac) as outlined red on the sales plan.

The existing agricultural building is constructed of a concrete floor, steel portal frame and a fibre cement roof, and currently extends to about 325m<sup>2</sup> (3500 sq ft).

## The Conversions

The converted floor space, including second floor accommodation, will extend to approximately 500m<sup>2</sup> (3382 sq ft in all). The consented accommodation each includes an open plan kitchen/dining room, family room/living room, 4 bedrooms with 4 ensuite bathrooms.

## Access

The property is accessed directly off Hollyfast Lane via a private drive. The occupiers will have a full residential right of way over the access drive between Hollyfast Lane and the boundary of the property. Alternative arrangements may be possible by negotiation.

## Conditions of Sale

### Fencing and driveway improvements.

Sale contracts will include a covenant requiring the purchaser to fully and properly resurface the access road on completion of the development work and to provide new fencing around the perimeter of the property where it is being separated from the sellers retained land. Further details are available from the Selling Agent.

#### Agent's Note:

1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. 2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise. 3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further. G101

## Services

Purchasers are advised to make their own enquiries in respect of the location and cost of connection to local services. There are existing electricity connections to the site, although the purchaser will be required to provide independent supplies of all services within 4 months of completion.

## Septic Facility

The vendor will work with the purchaser to accommodate an appropriate and reasonable arrangement.

## Statutory Authorities

Severn Trent Water  
W. <https://www.stwater.co.uk/>

Coventry  
E. [planning@coventry.gov.uk](mailto:planning@coventry.gov.uk)

National Grid  
E. [nged.newsupplies@nationalgrid.co.uk](mailto:nged.newsupplies@nationalgrid.co.uk).

## Tenure

The property is offered for sale Freehold with Vacant Possession upon completion.

## Plans

All plans shown on these sales particulars are for identification only and will not form part of the contract documentation. Further details and a sales plan are available from the Selling Agents.

## Viewing

Strictly by appointment only through the Selling Agents.

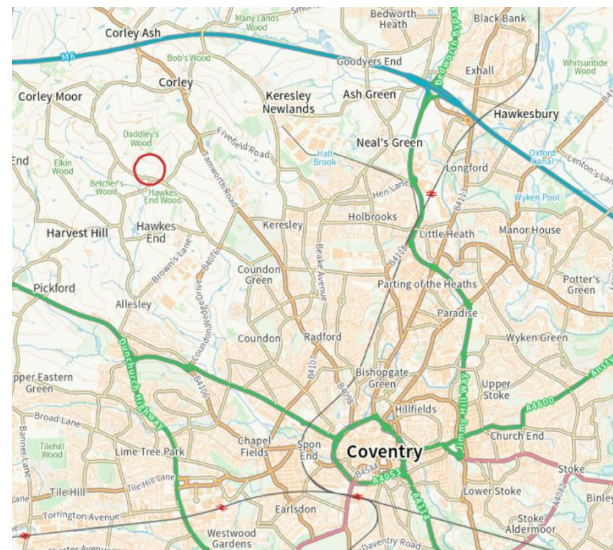
**For further information, please contact  
Godfrey Payton, Old Bablake, Hill Street, Coventry, CV1 4AN**

Contact Luke Clay or Edward Painter

T. 024 7622 6684

E. [luke.clay@godfrey-payton.co.uk](mailto:luke.clay@godfrey-payton.co.uk)

E. [edward.painter@godfrey-payton.co.uk](mailto:edward.painter@godfrey-payton.co.uk)



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Old Bablake, Hill Street, Coventry CV1 4AN  
Tel: 024 7622 6684

[coventry@godfrey-payton.co.uk](mailto:coventry@godfrey-payton.co.uk)  
[www.godfrey-payton.co.uk](http://www.godfrey-payton.co.uk)

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