



Dogbut Lane , Astwood Bank
Redditch, B96 6LD

Jeremy
McGinn & Co

Asking Price £575,000



EQUESTRIAN PROPERTY WITH PLANNING CONSENT - A rare opportunity to acquire a stunning equestrian smallholding of almost 5 acres set in a fabulous rural location right on the Worcestershire/Warwickshire border.

The property includes an extensive timber stableyard with 8 stables and tack room together with a further 3 older stable along with a recently installed all weather manège (40m x 20m). The land extends to just under 5 acres being level and well drained. There is **PLANNING CONSENT (21/02516/FUL)** for construction of a live/work dwelling (live element 97 sq m/1044 sq ft - work element 145.5 sq m/1566 sq ft) for occupation by person(s) who are sole/mainly employed in the floor space associated with the dwelling. So, ideally this will suit owners who with an interest in the land/buildings who is mainly working from home. Proposed accommodation includes: Porch, Hall, Open Plan Kitchen/Living Room, Utility Room, 2 Double Bedrooms, Bathroom & Large Loft with roof lights.

The new dwelling and land enjoy a delightful south westerly aspect with views over towards The Malvern Hills. Day to day needs are well catered for either in the nearby village of Astwood Bank or more comprehensive facilities can be found within a short drive in the market Town of Alcester including highly sought after schools, historic High Street, Waitrose supermarket numerous cafés and restaurants.



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There is excellent access to the M5, M40 & M42 all of which are accessible within a 25 minute drive whilst fast train services to London are available from Warwick Parkway.

Mains water is connected to the property whilst electricity is provided via solar (with battery storage) although we understand that mains electricity is available nearby. TENURE - Freehold

The property is currently subject to small business rate relief - Wychavon District Council (01386 656000)



Sarsens, Dogbut Lane, Astwood Bank

**Total area = 4.92
acres approx.**

Approximate position of
proposed new dwelling

Track

Mean

Jeremy McGinn & Co
LAND AND NEW HOMES



Tax Band:

Council: Wychavon District Council

Tenure: Freehold

Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



Gross Internal Floor Area
Buildings: 158 sq m (1,701 sq ft)
Unit: 97 sq m (1,044 sq ft)
Unit: 145.5 sq m (1,566 sq ft)
m (4,311 sq ft)

Attention is drawn to the Important Notice in the text of the Particulars.

osed Live / Work D

Large Loft Over

Bathrooms

Utility

KitchenOnline
Editing room

Study

2.30 x 2.37	2' x 2' = 4' x 2'
7'8" x 7'8"	7' x 7' = 49'
	8' x 8' = 64'

ve Unit

Closed Live / Work Dwelling

Large Loft Over

Bathroom

Utility



Kitchen/Dining/
Sitting room
7.27 x 6.22

Study
2.39 x 2.37

7'6" x 7'6"

Figure 1. Color change of the solution during the titration.

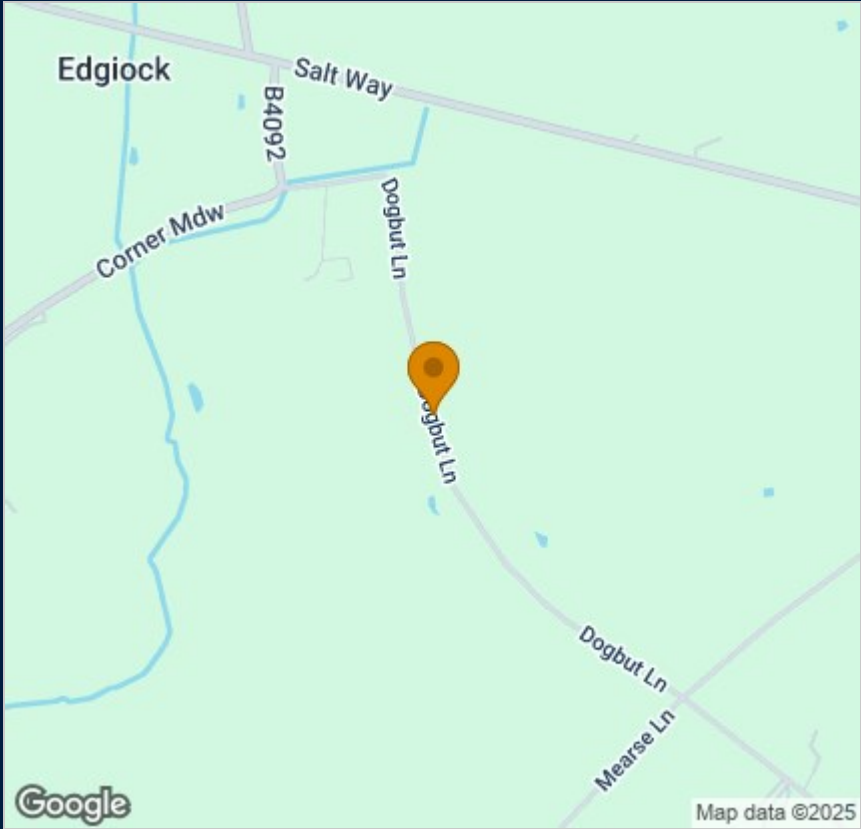
ve Unit

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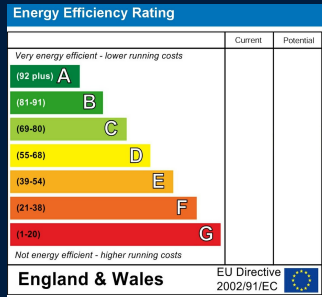
Floor Plan



Map



Energy Performance



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 firms employment has the authority to make or give any representation or warranty in respect of the property.