



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 soley/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)





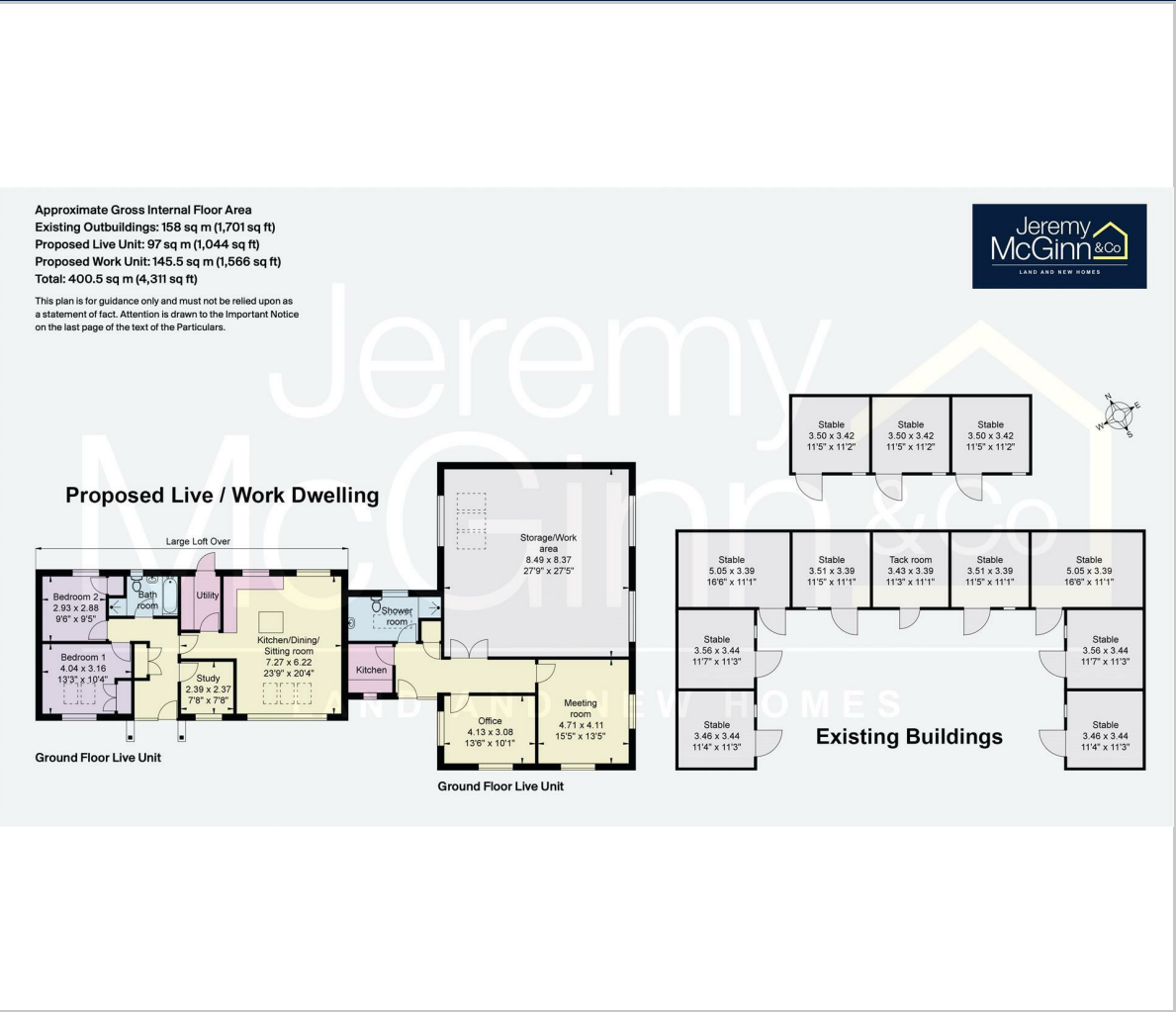
Council: Wycahvon District Council

A wide-angle landscape photograph showing a gravel area in the foreground, a dirt path, and a green field. In the background, there are trees and a long, low building under a blue sky with some clouds.

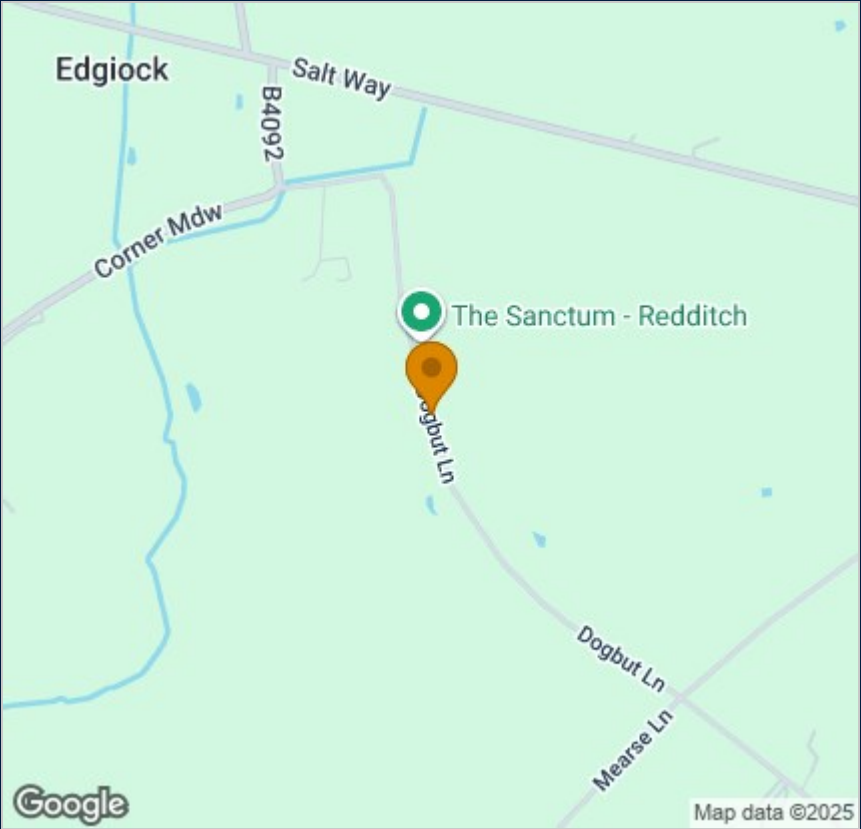
A large, modern wooden stable complex with multiple stalls, situated in a gravel lot with trees in the background. The building features a gabled roof and is constructed from light-colored wood. The foreground is a dark gravel area, and the background shows a line of green trees under a clear blue sky.

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.

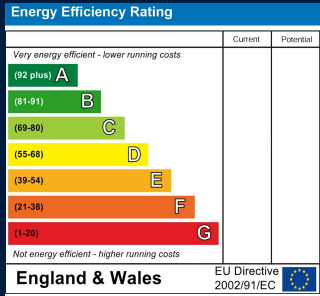
Floor Plan



Map



Energy Performance



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