



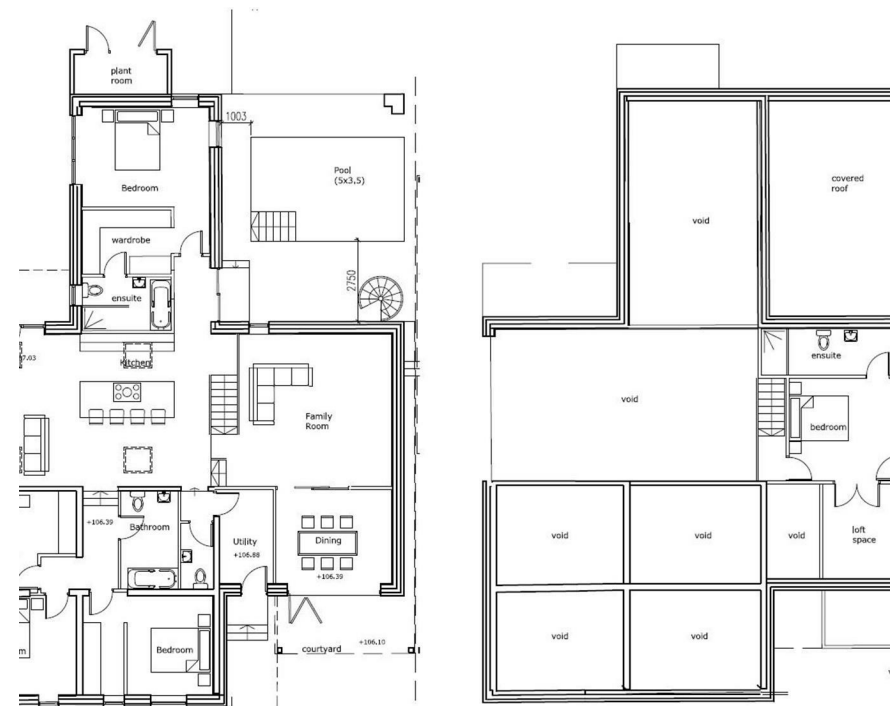
Plot at Parkgate Lane, Abbots Bromley, Staffordshire, WS15
3AH



Set within an exclusive rural courtyard on the picturesque borders of Abbots Bromley and Newborough is this outstanding self-build/development opportunity, with full permission granted for a fabulous five bedroom family home with open plan living and a swimming pool. Being offering with no upward chain, the barn is freehold and has services to be connected, power and a private drainage system (shared with one additional property).

Full planning permission details for the barn to be levelled and a new property of the same footprint build in its place, benefitting from a wrap around garden and private parking. Planning has been granted for an exceptional single storey family home, with an L shaped open plan living area including a kitchen, dining area and two lounge areas, plus four double bedrooms, a family bathroom ad utility room. The plans also include a stunning master suite with dressing room and en suite, as well as for a swimming pool to the rear aspect. The garden leads down to a small brook with pleasant views over open farmland beyond

- Fantastic Development Opportunity
- Offered with No Upward Chain
- Plans for Five Bedroom Barn with & Swimming Pool
- Wrap Around Garden Plot
- Private Drainage, Private Water, Mains Electric
- Full Planning Permission Granted
- Tranquil Countryside Setting with Views
- Ample Parking
- Well Placed for Local Village Amenities & Commuter Routes
- Planning Reference: P/2022/00608 East Staffordshire Borough Council



The barn is positioned amidst rolling countryside between the villages of Abbots Bromley and Newborough, in an exclusive courtyard of conversions, each benefitting from independent outside space and parking. The historic village of Abbots Bromley lies a few minutes drive away, offering a superb array of everyday amenities centered around the handsome High Street. Famed for its annual Horn Dance, Abbots Bromley is home to a selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, with the village formerly having been titled as one of the Top 12 Places to Live in the Midlands by the Sunday Times.

The barn is set within the catchment area for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.

Please Note:

The property benefits from a private water supply via the neighbouring farm, which currently operates on an informal basis. A borehole and underground pump chamber have also been installed on neighbouring land to serve the properties but are not currently in use. In order to utilise the borehole supply, a suitable water treatment system would need to be installed and connected. Further details of the water supply arrangements are available on request.



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.