



Park Farm, Plough Hill Road, Galley Common,
Warwickshire, CV10 9NY

HOWKINS &
HARRISON



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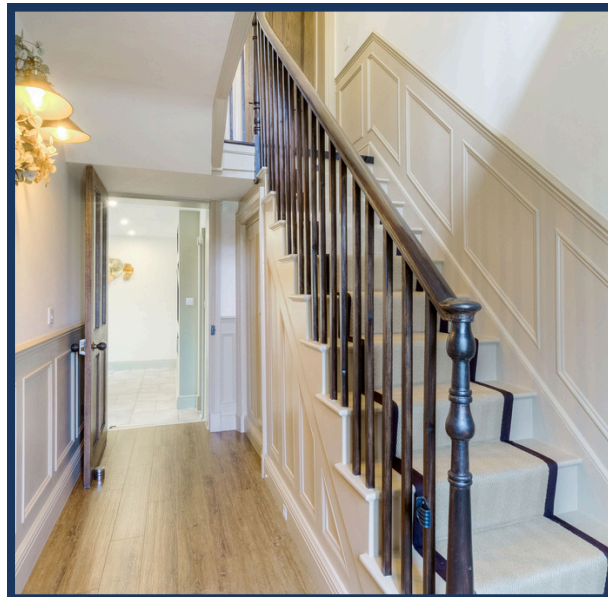
An attractive period farmhouse with an extensive range of traditional outbuildings and land with development potential extending to approximately 1.42 acres in total

Considerable potential for development including:

- Traditional barns with planning permission for conversion to residential use
- Land within the Nuneaton Settlement Boundary, with a presumption in favour of development
- Positive highways pre-application enquiry regarding access for development

Distances

- Nuneaton Railway Station – approximately 3 miles
- Atherstone – 4 miles
- M6 Junction 3 – approximately 7.7 miles
- M42 Junction 10 – approximately 9.1 miles
- Coventry – approximately 11 miles



Location

Park Farm lies off Plough Hill Road in the popular village of Galley Common, on the western outskirts of Nuneaton. Galley Common offers a range of everyday amenities including local shops, schooling and public houses, whilst Nuneaton provides a more comprehensive range of shopping, leisure and recreational facilities. The property is well placed for commuters, with Nuneaton railway station providing regular services to Birmingham New Street and London Euston (60 minutes), together with good access to the M6, M42 and wider Midlands motorway network.

The Farmhouse - Ground Floor

The front door opens into a central entrance hall, with the staircase rising to the first floor and access to the principal ground-floor rooms. To the left is the sitting room, a well-proportioned reception room with a front-facing window and a wood-burning stove set against a feature chimney breast. Across the hall is the study/bedroom four, providing a useful additional reception room, home office or occasional bedroom. The hall leads through to the kitchen/breakfast room, which is fitted with a range of shaker-style units, work surfaces and integrated appliances.



A central island provides further preparation space, storage and seating, while a rooflight and window bring additional natural light into the room. Adjoining the kitchen is the utility room, with further fitted storage and access outside. There is also a ground-floor jack and jill shower room with a walk-in shower, wash hand basin and WC. Beyond the kitchen is the separate dining room, a good-sized room with glazed doors opening outside. A separate WC is positioned beyond the dining room with external access. The cellar is accessed from the hallway and provides useful additional storage space.

First Floor

The staircase rises to a central landing, giving access to three bedrooms. Bedroom one is a generous double room with built-in storage and an en suite shower room, fitted with a large shower enclosure, twin wash hand basins and WC. Bedroom two is also a double room and benefits from its own en suite, whilst bedroom three is a further double bedroom, positioned separately off the landing.

Planning Permission for Extension

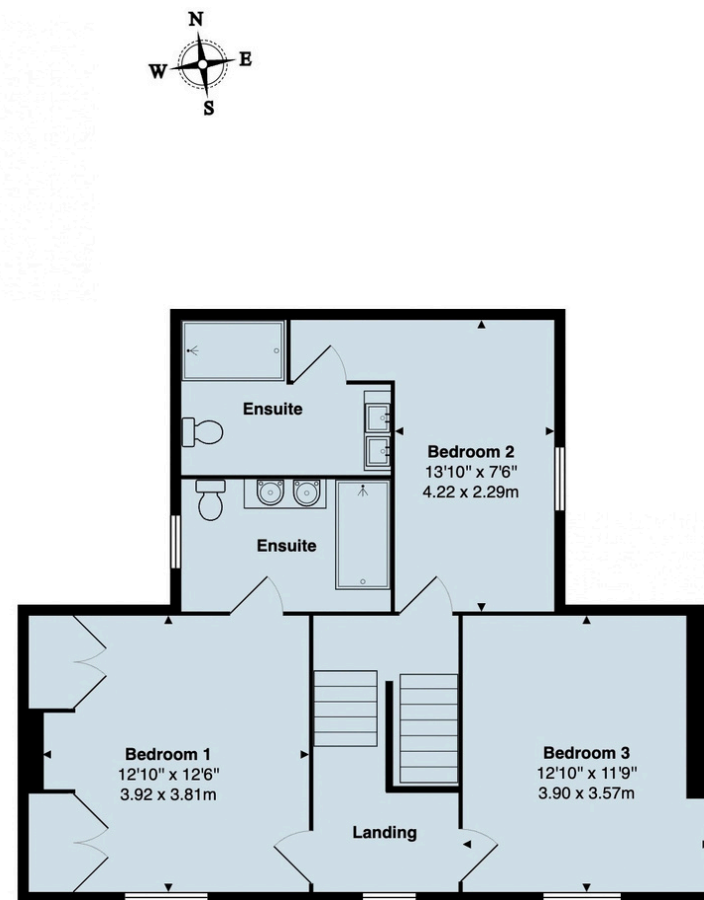
The house has extant planning permission (reference 038837) for an extension to provide an open plan living area to the rear on the ground floor and a further bedroom with dressing room and en-suite on the first floor.





Cellar
Area: 208 ft² ... 19.4 m²

Ground Floor
Area: 931 ft² ... 86.5 m²



1st Floor
Area: 670 ft² ... 62.3 m²

Total Area: 1810 ft² ... 168.1 m²
All measurements are approximate and for display purposes only

Outbuildings and Land

There is a substantial range of double and single storey traditional brick-built outbuildings arranged in a courtyard, including several barns and stores, together with a mezzanine and separate office. There is also a detached brick built barn/workshop measuring approximately 47'7" x 32'10", along with further garden stores and storage buildings to the rear of the house.

There is further garden land to the north of the barns, and further land to the west, suitable for amenity or grazing use, subject to planning permission.

Planning Permission and Development Potential

The traditional barns have planning permission under reference 038837 for conversion into a single and two storey dwelling of approximately 2,600 sq.ft. with 4 bedrooms. The approved plans are included in these details. This planning permission has been implemented so is extant.

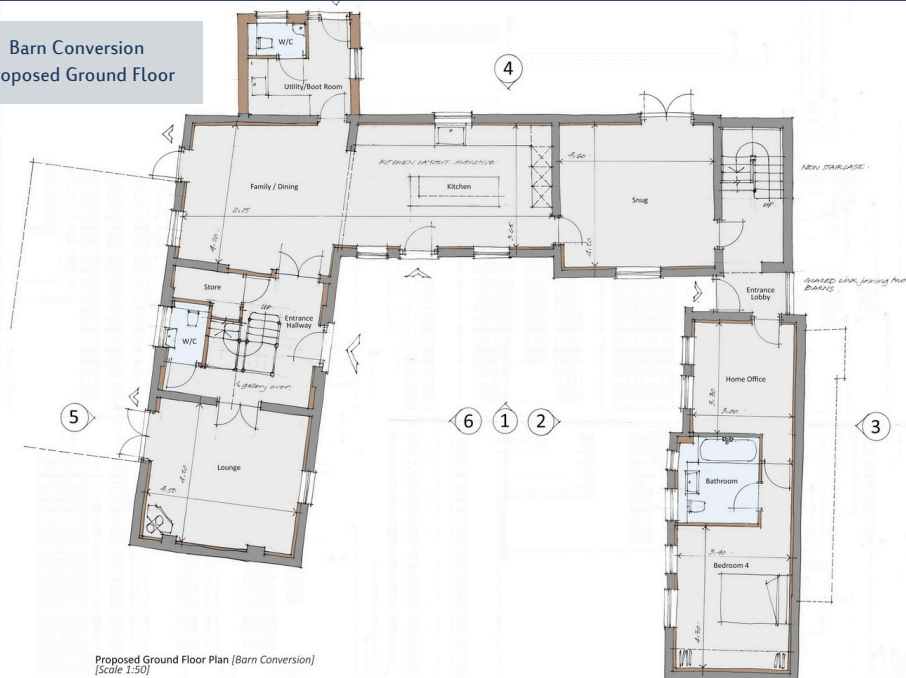
The majority of the property (apart from approximately 0.05 acres at the northern tip) is included within the Nuneaton and Bedworth Borough settlement boundary. There is a presumption in favour of development within this area, based on current Local Plan policy.

The seller has undertaken considerable technical work on the development potential and is in the process of obtaining a pre-application response from Warwickshire County Council highways team to confirm that an access suitable for comprehensive development of the whole of the property for residential purposes could be achieved onto Plough Hill Road.

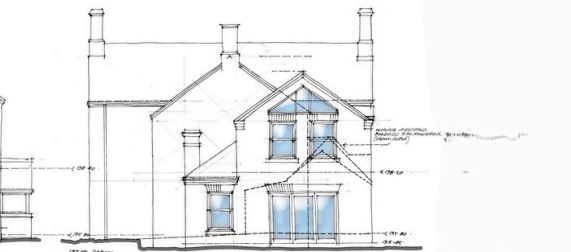
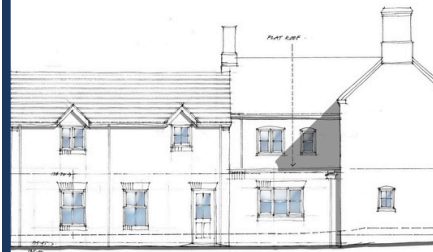
The seller has had some potential development schemes drawn up and an example of a possible scheme for development of the whole site with 12 dwellings is enclosed.



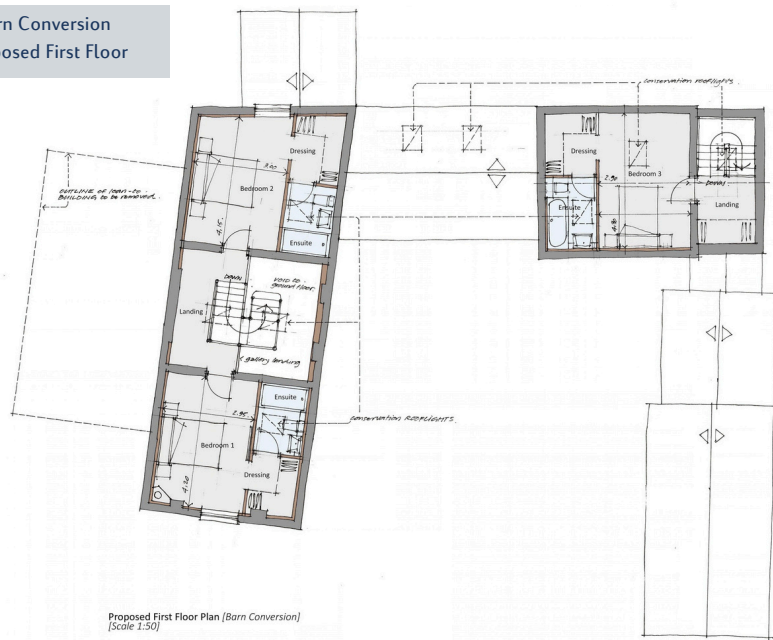
Barn Conversion Proposed Ground Floor



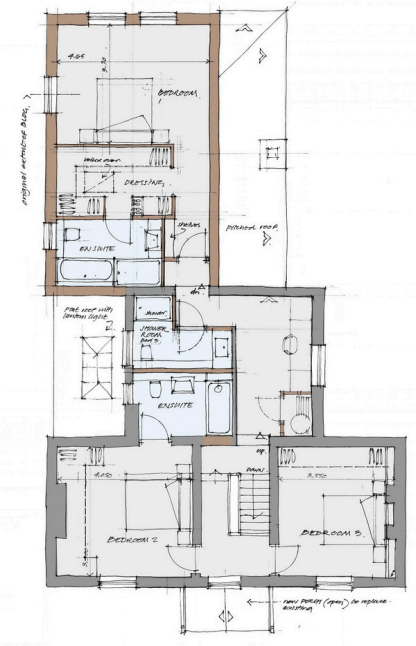
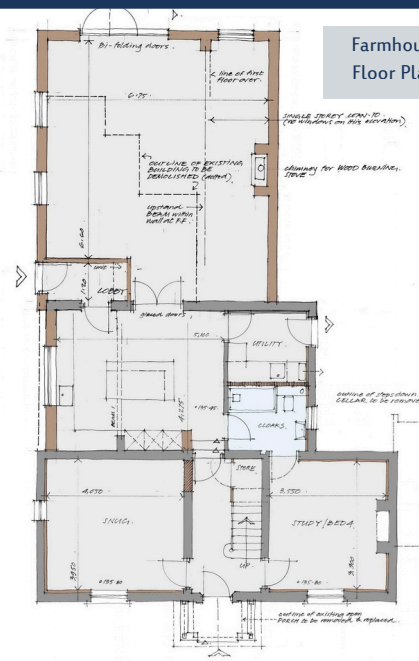
Farmhouse Elevations



Barn Conversion Proposed First Floor

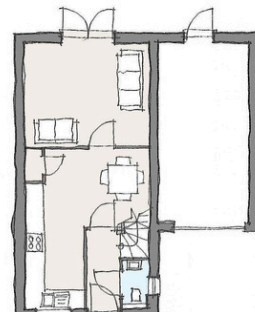
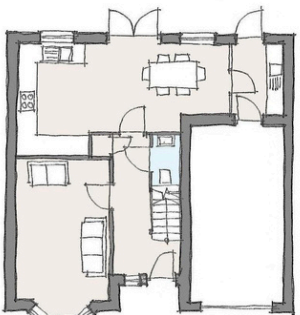


Farmhouse Floor Plans



Example scheme for 12 dwellings

5. Three bed detached, 1030 sq ft
 3. Four bed detached, 1450
 3. Four bed detached, 1490
 1. Four bed detached, 1575
 existing FARMHOUSE





Access

As the seller is retaining land to the west of the property, they will be retaining ownership of the access onto Plough Hill Road shown hatched on the plan.

All necessary rights will be granted to the purchaser for access to the property over this area, including for the purposes of development. This will include rights to construct a revised access road on the seller's retained land if needed.

Method of Sale

The seller wishes to sell the freehold of the property as a whole, on an unconditional basis.

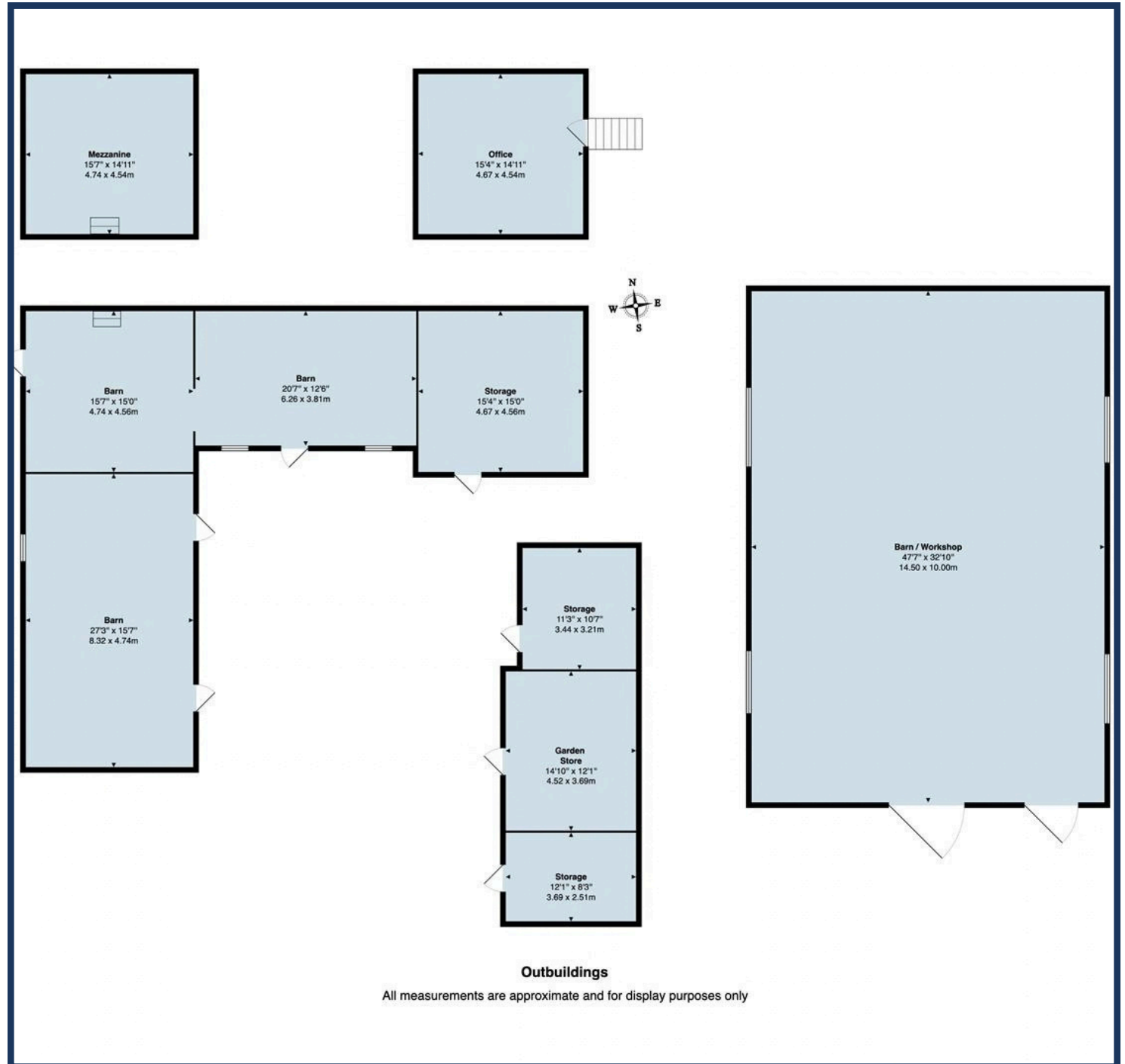
To the west of the property is a further 7.47 acres within the seller's ownership. This land may be available on either an option or promotion basis, subject to a separate negotiation. If not taken on by the purchaser, this land will be promoted through the Nuneaton and Bedworth Local Plan process by the seller. To the immediate north of this land, on the other side of the borough boundary, is an adopted allocation in the North Warwickshire Local Plan for 450 dwellings, and the land to the south of the property is also under the control of a developer and is being promoted through the Local Plan process.

Viewing Arrangements

Strictly by prior appointment only. Please contact either:

Ethan O'Brien Tel: 01827 721380
(ethan.obrien@howkinsandharrison.co.uk)

Nadine Knight: Tel: 01827 718021
(nadine.knight@howkinsandharrison.co.uk)



Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired with partial underfloor heating.

Local Authority

Nuneaton & Bedworth Borough Council
www.nuneatonandbedworth.gov.uk
Tel: 02476 376376

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

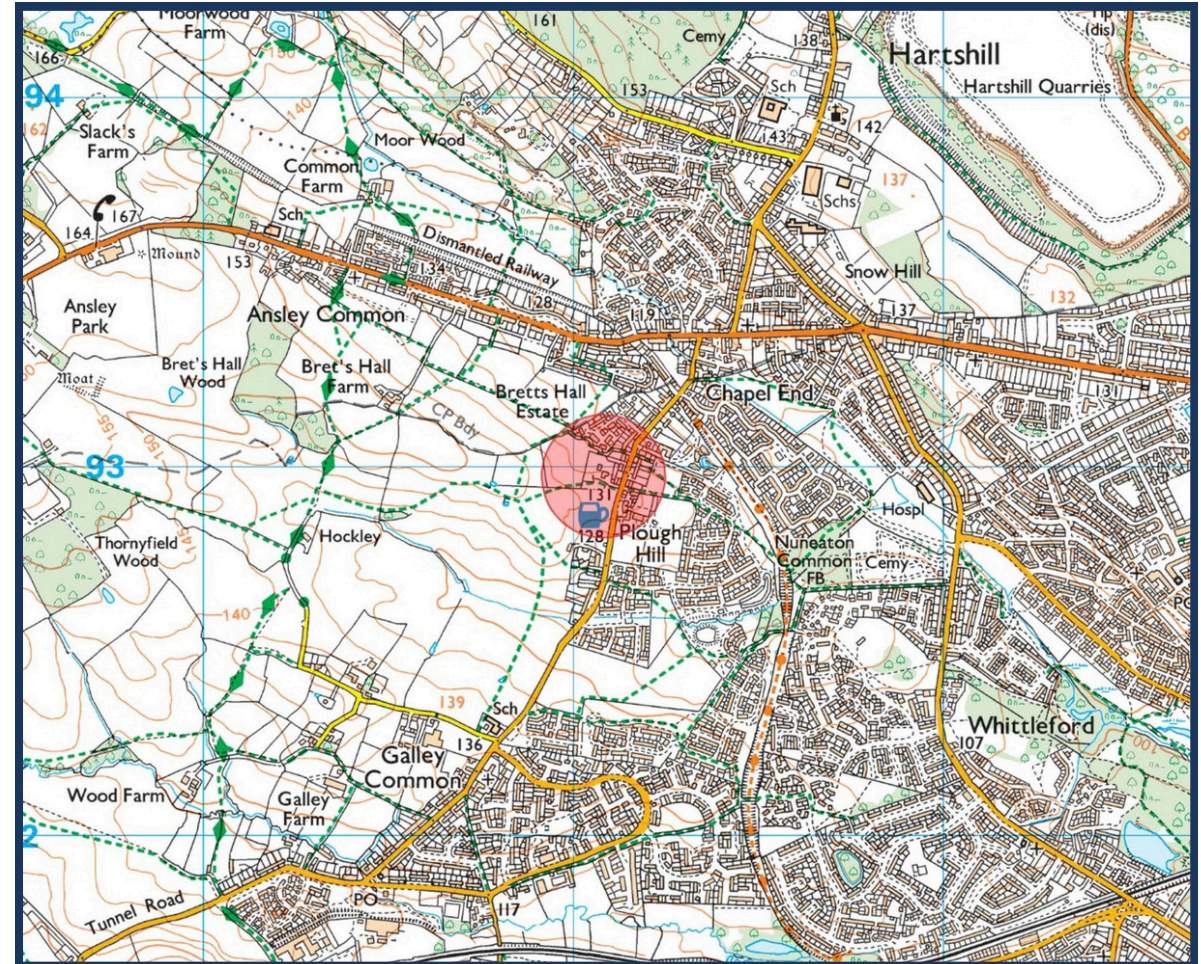
The plan is for identification purposes only.

Anti-Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

What3Words

///swimmer.recount.rainwater



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

Howkins & Harrison, 15 Market Street,
Atherstone, CV9 1ET

Telephone 01827 721380
Email athrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Instagram HowkinsLLP

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