



Plot at Woodside Farm

Chaddesley Corbett, DY10 4NX

Andrew Grant

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Tanwood Lane, Chaddesley Corbett, DY10 4NX

A Class Q Dutch barn conversion opportunity set in land approaching three acres, surrounded by picturesque countryside and offering rural seclusion and scope.

- Plot with planning permission for Class Q conversion of a steel-framed Dutch barn into a single dwelling.
- Approximately three acres of land with open countryside views and mature woodland boundaries.
- Large paddock and pasture offering potential for landscaped gardens and outdoor amenities.
- Established farm access with driveway and ample parking included in the proposed plans.
- Rural setting near Chaddesley Corbett, convenient for Kidderminster and access to wider road networks.

This rare opportunity comprises a Dutch style steel-framed barn with Class Q prior approval to create a substantial single dwelling. Sitting in pasture and paddock land approaching three acres, the plot enjoys open rural views and a sense of seclusion. The planning permission allows conversion to a circa 149.5 square metre home without extending the existing footprint. Conveniently located on the edge of Chaddesley Corbett with established farm access, it offers a countryside lifestyle within reach of local amenities.



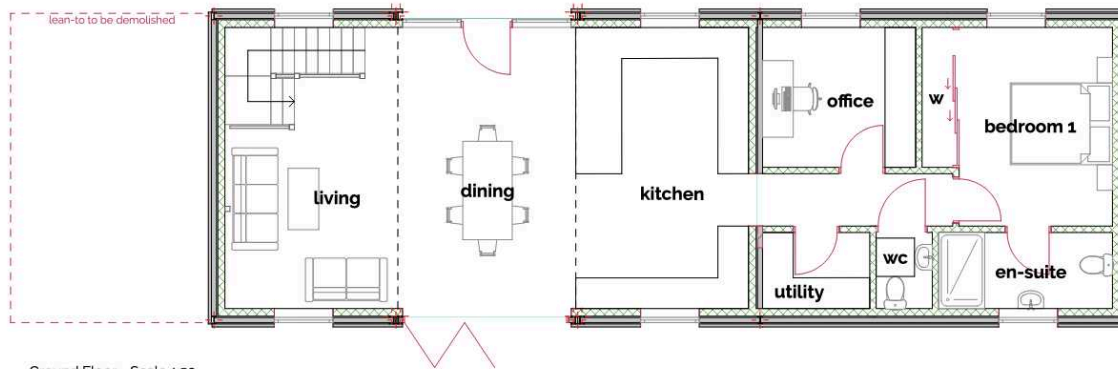


The plot provides the foundation for a future rural home on a versatile expanse of land. At its centre stands a steel-framed Dutch barn with a curved roof awaiting conversion, surrounded by hedged boundaries and adjoining pasture. Mature trees and woodland frame the paddock to create privacy and countryside views. An existing gated driveway leads from the lane, offering level access and parking.

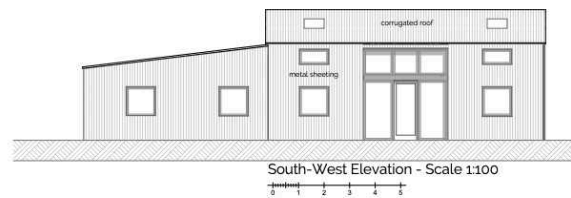




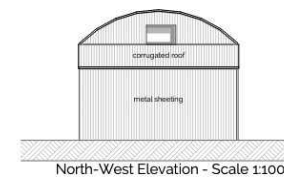
First Floor - Scale 1:50
 0 1 2 3 4 5



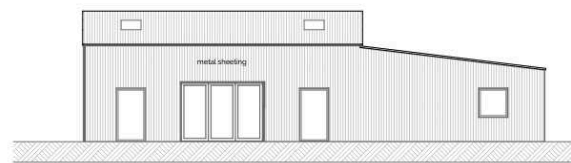
Ground Floor - Scale 1:50
 0 1 2 3 4 5



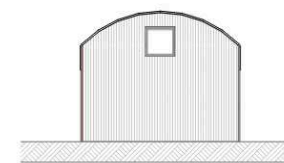
South-West Elevation - Scale 1:100
 0 1 2 3 4 5



North-West Elevation - Scale 1:100



North-East Elevation - Scale 1:100



South-East Elevation - Scale 1:100

Location

Set along a private tarmac driveway off Tanwood Lane, the property enjoys a peaceful rural position while remaining easily accessible. Surrounded by open countryside, the setting provides far reaching views across rolling fields, creating a quiet and secluded environment. The land extends back to Chaddesley Woods, offering a scenic backdrop along with extensive walking routes ideal for outdoor pursuits. Despite its rural character, the centre of Chaddesley Corbett lies less than two miles away.

Chaddesley Corbett is a quintessential Worcestershire village with a strong community. The pretty centre is home to useful shops, a farm shop and butchers, well regarded pubs, a doctor's surgery and a garden centre. A primary school and preschool are nearby, with independent schooling available at Winterfold House. Nearby towns such as Kidderminster and Bromsgrove provide a wider range of services, supermarkets and leisure facilities. Road connections link to the M5 and M42 for access to Birmingham and the Midlands, while rail services from Kidderminster and Worcester offer regular links to regional and national destinations.

Services

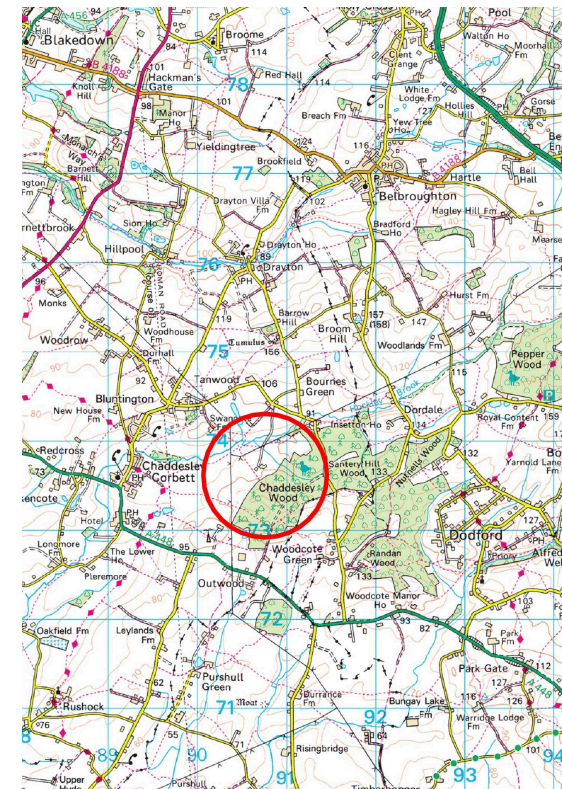
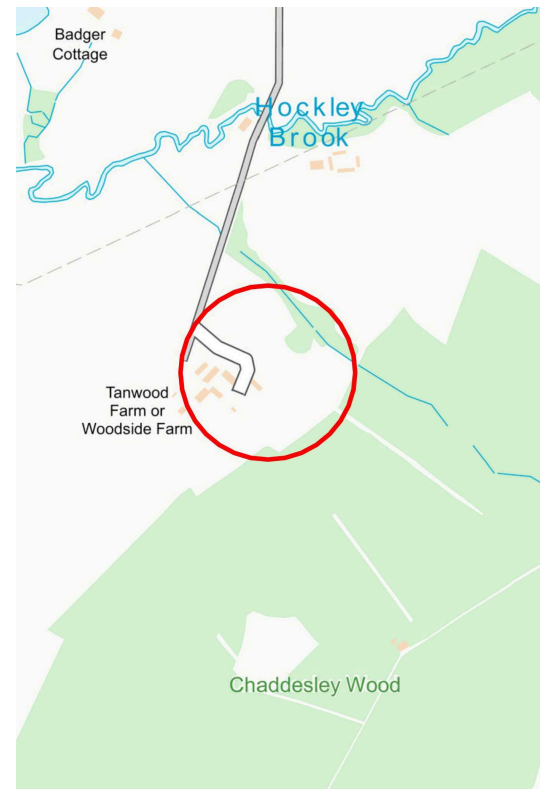
The property benefits from mains electricity via an existing on-site connection and mains water. Drainage is available via connection to an existing Klargester treatment system with a 9,000 litre capacity, or the installation of a private system.

If a private drainage system is installed, an annual charge of approximately £300 is payable towards the maintenance of the private roadway serving the development. If connected to the existing Klargester treatment system, the annual charge is approximately £500, which includes maintenance of the roadway and the twice yearly emptying of the tank.

Broadband Speed: Standard broadband available. Download speeds up to 14 Mbps and upload speeds up to 1 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at Very Low risk for river and surface water flooding.







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