



Barns at Wood Farm, Jennings Wood Lane, Dunley,
Worcestershire DY13 0TP

**G HERBERT
BANKS**

EST. 1898

Barns at Wood Farm, Jennings Wood Lane, Dunley, Stourport on Severn DY13 0TP

FOR SALE BY AUCTION

- An opportunity to purchase a range of agricultural buildings with Notification for Prior Approval (Ref M/25/01686/GPDQ) for a change of use to provide three dwellings.
- The barns are in a lovely rural location with far reaching views. The site extends to 0.844 acre.
- Barns to be converted to provide three dwellings, with one having living accommodation extending to 120sq.m (1,292 sq.ft.) and the other two having living accommodation extending to 130sq.m (1,399 sq.ft)
- Potential to obtain consent to replace the approval for conversion, for replacement new build houses – subject to planning permission.

For sale by Private Treaty

Situation

The barns at Wood Farm enjoy a lovely unspoilt position with far reaching views looking over north Worcestershire towards the Clent Hills. The property is approx. 1 mile from the village of Dunley which provides some local amenities to include a petrol station with shop and a Public House. There are some good local amenities available in the nearby town of Stourport on Severn, Kidderminster and Bewdley with the city of Worcester also being within easy reach.

Kidderminster provides direct trains to Worcester, Birmingham and London Paddington.

Description

The property being offered sits in 0.844 acre and comprises some agricultural buildings which have Prior Approval for the conversion into three dwellings. The planning reference being M/25/01686/GPDQ

Incorporated within this brochure is a set of drawings with Units 1 & 2 being semi-detached single storey dwellings both having four bedrooms and large open plan living space. Unit 3 is a detached dwelling with accommodation over two floors providing four bedrooms and open plan living space.

You will note from the plan including the amenity area is hatched red, but a further area of ground is also being sold with the barns.

As part of the consent a Section 106 Agreement sets out an affordable housing contribution has been approved. The financial contribution has been agreed at £38,391 as at the 25th April 2024. Please note that this figure is subject to an RPI linked increase.

For a full set of the planning documents please go to <https://plan.malvern hills.gov.uk/Planning/Display/M/25/01686/GPDQ>

Tenure

It is understood that the property is Freehold and that vacant possession will be given upon completion.

Services

Electricity and water to be connected at the buyer's cost.

Local Authority

Malvern Hills District Council Tel: 01684 862 151

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Rights of Way, Wayleaves & Easements

The property has vehicular access to the public road via a private shared driveway. The selling agent is not aware of any further private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

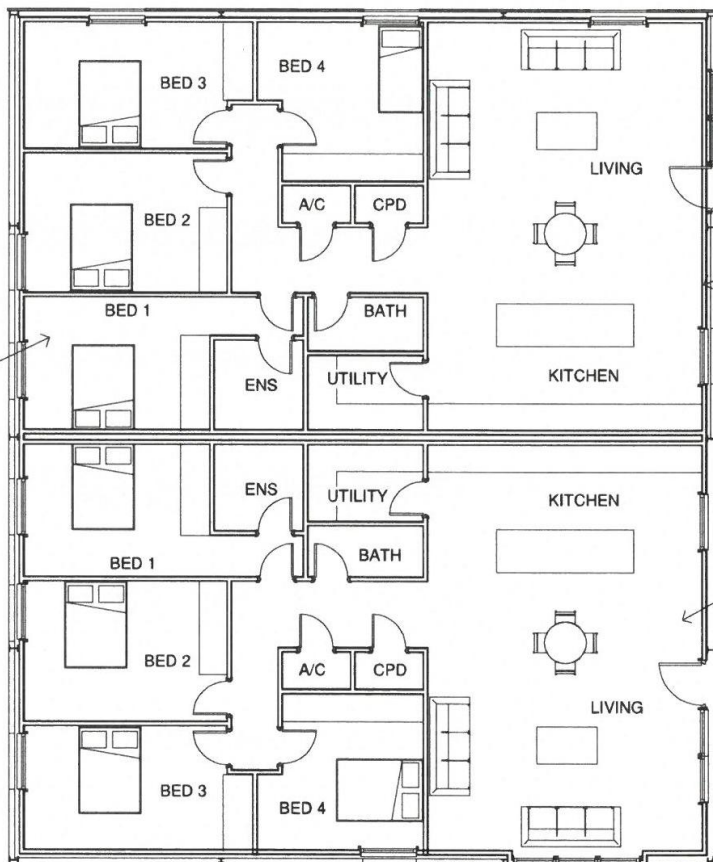
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Directions

From Stourport take the A451 signposted to Great Witley. On entering the village of Dunley take a right hand turn into Burnthorne Lane and after approx. 1 mile the property can be found on your right hand side.

What3words: ///pipe.lyricism.piano

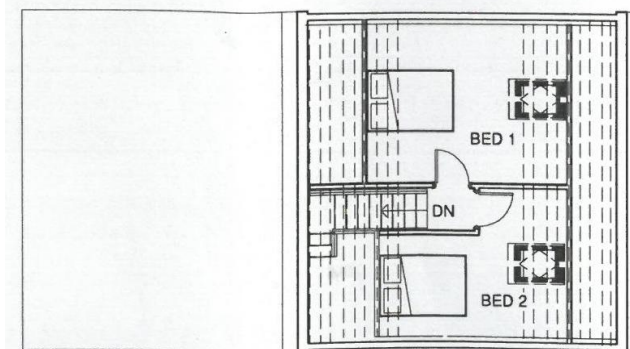
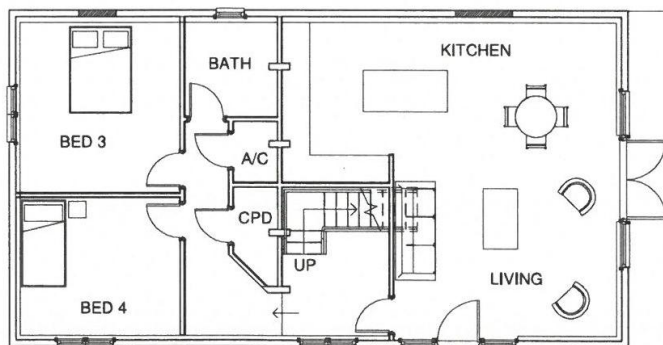
New ceilings to consist of plasterboard on timber joists spanning between internal stud partitions built up off existing floor slab



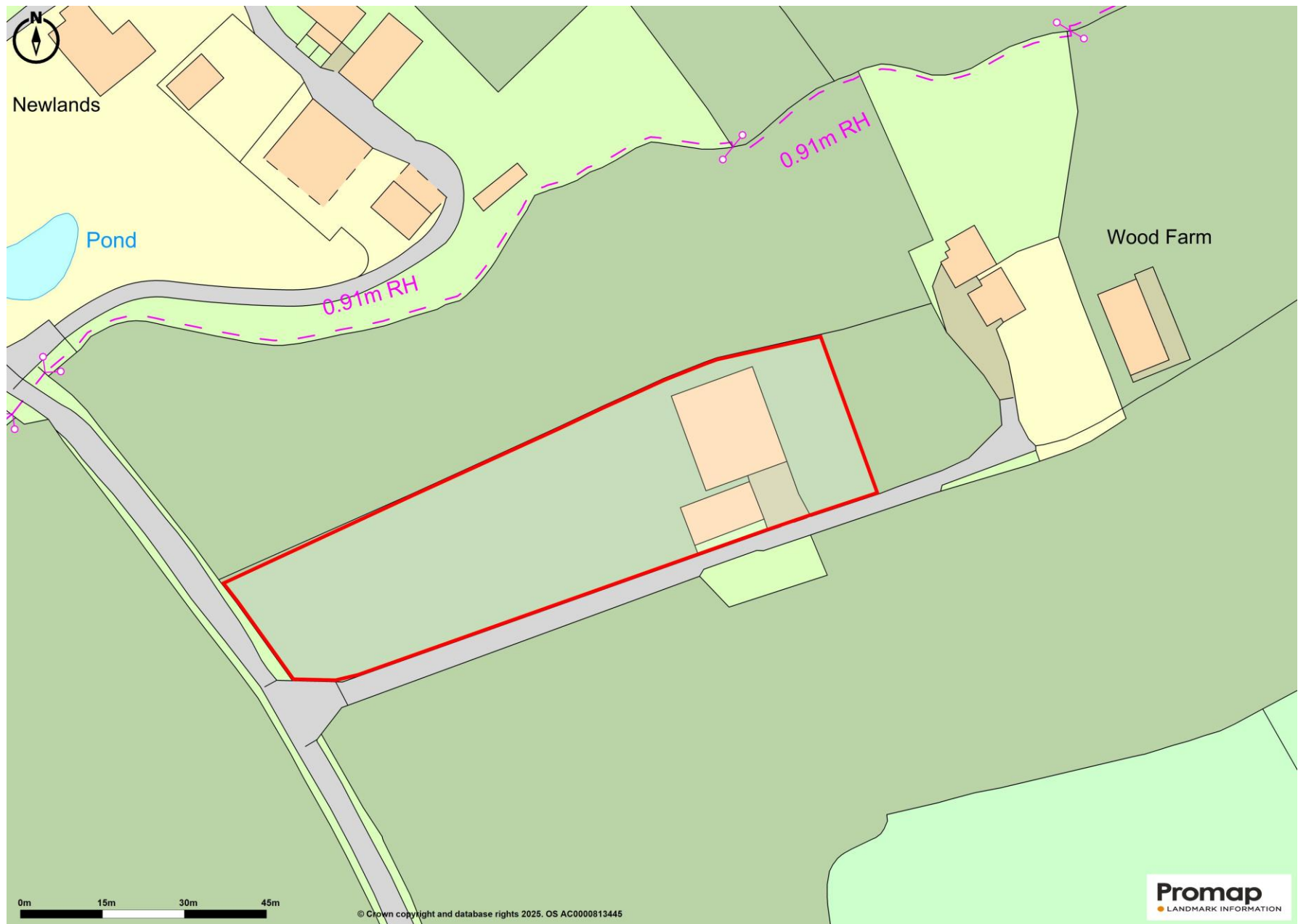
Dryline internally with plasterboard on 100 x 50 timber stud partitioning with 100mm Celotex insulation fill. Timber stud partitions built up off existing concrete floor slab.

Existing concrete floor slab retained. Lay over 1200g polythene membrane with 75mm Celotex insulation. Finish with 75mm sand and cement screed.

Existing steel columns to foundations at 800mm depth with a bearing pressure of 200Kpa







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The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



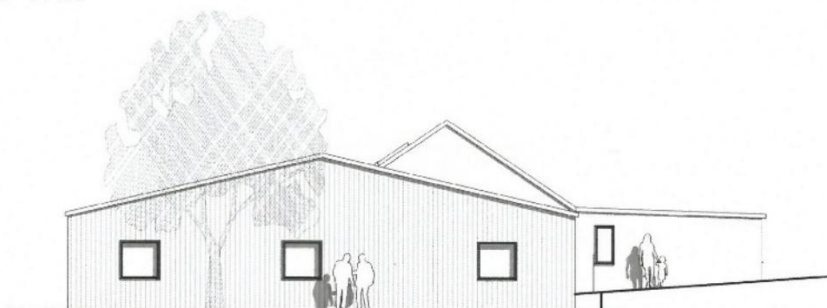
AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.



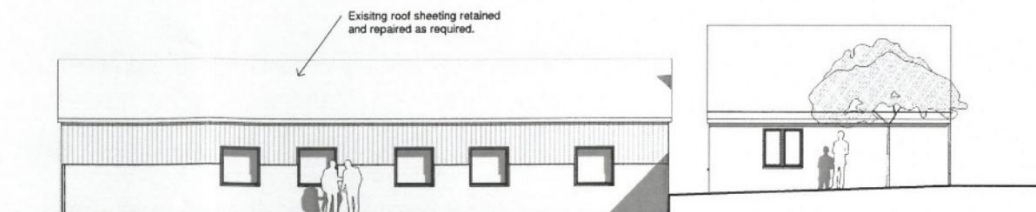
2 South Elevation
1 : 100



3 East Elevation
1 : 100



4 North Elevation
1 : 100



5 West Elevation
1 : 100

Footprint of building
Plot 1 = 146sq/m
Plot 2 = 146sq/m
Plot 3 = 98 sq.m
Amenity Area
Plot 1 = 145sq/m

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