



New House Farm, Middleton Hall, Middleton,
Tamworth, B78 2AE

£850,000

Middleton

£850,000

Description:

Paul Carr Land and New Homes are delighted to offer for sale a rare opportunity to acquire a substantial part-renovated farmhouse with an extensive range of outbuildings, offering considerable potential for conversion and further development, set within just under 3.5 acres of land in an exceptionally private location. Newhouse Farm presents an exciting opportunity for those seeking a character property with scope to create a substantial family home, rural retreat or potentially a number of ancillary uses, subject to the necessary planning consents. The part-renovated, three-bedroom farmhouse retains considerable charm and offers an excellent foundation for a comprehensive refurbishment and completion programme. The farmhouse itself comprises of a large reception hall with what is planned to be a utility and wc/plant room off. The cosy front reception room has two windows bringing natural light in the room, whilst to the rear the open plan kitchen/dining/living room has two sets of sliding patio doors opening to the open views to the rear. Stairs from the reception hall rise to the gallery landing where there are three bedrooms, the master bedroom boasting a stunning timber framed apexed window as well as a dressing area and an ensuite shower room. There are two further bedrooms, both of which are doubles, and a generous shower room. The property is complemented by an impressive range of traditional agricultural buildings, providing an exceptional amount of covered accommodation and future potential. There are three substantial barns, each offering scope for conversion or alternative use, subject to planning. In addition, there is a separate detached barn, also offering potential for conversion, together with a Dutch barn providing useful storage, workshop or agricultural space. The buildings and land extend to just under 3.5 acres, creating a particularly versatile holding with opportunities for equestrian, agricultural, storage, business or residential uses, subject to the relevant consents. The combination of the farmhouse, extensive range of buildings and sizeable parcel of land makes Newhouse Farm a particularly interesting proposition for buyers looking for a property with scope, scale and significant future potential. **BUYERS FEES: PLEASE NOTE THAT THE PURCHASER IS RESPONSIBLE FOR PAYING THE AGENCY FEES OF 1.25% + VAT OF THE PURCHASE PRICE AGREED**

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

- DEVELOPMENT OPPORTUNITY
- PART RENOVATED FARMHOUSE
- FOUR LARGE BARNs WITH POTENTIAL FOR CONVERSION PLUS AN ADDITIONAL DUTCH BARN
- CIRCA 3.5 ACRES OF LAND
- EXCEPTIONALLY PRIVATE LOCATION NEAR BODYMOOR HEATH

Approximate Measurements

Farmhouse - 1,900 sqft

Calf Barn - 1,130 sqft

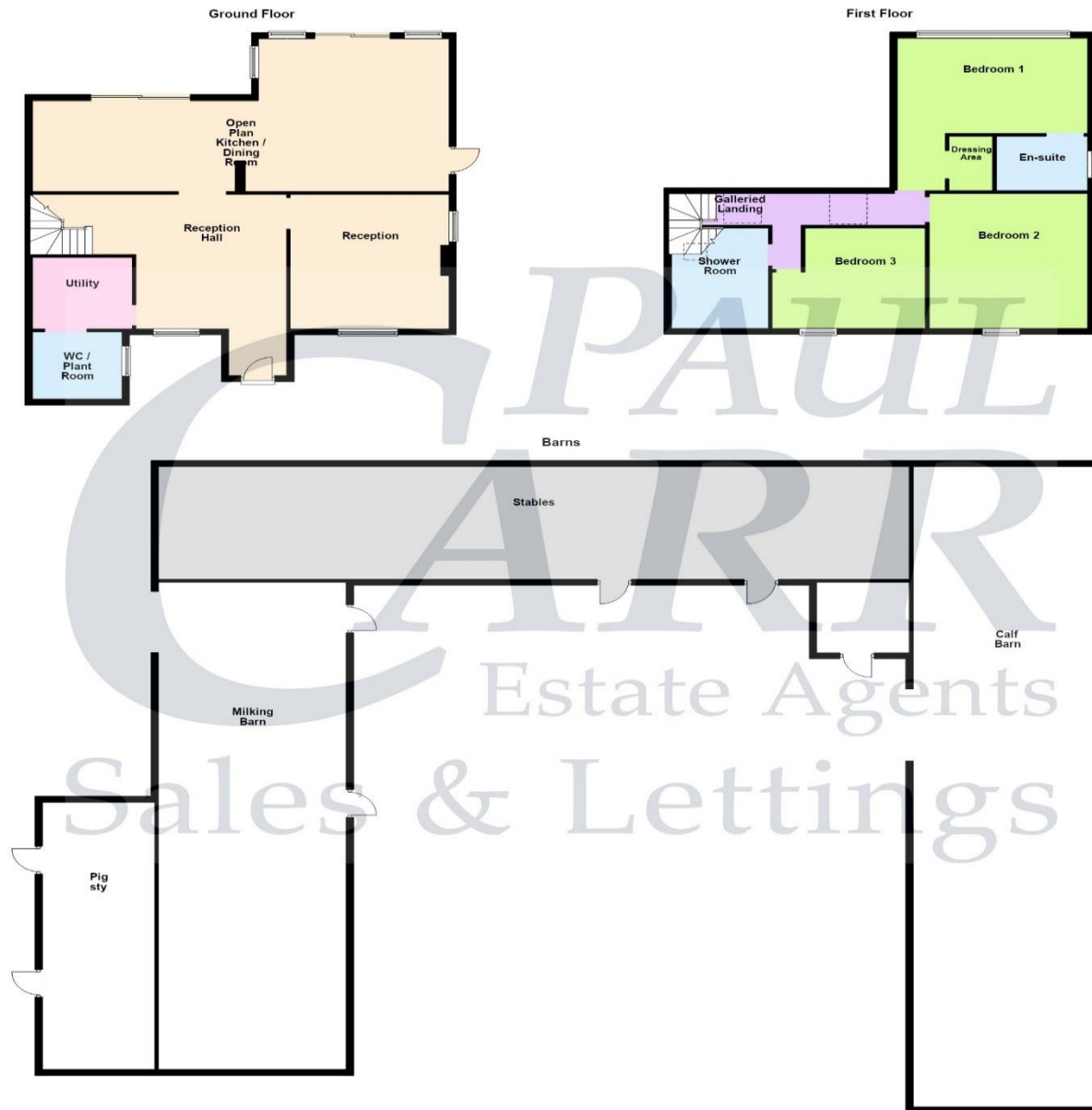
Stables - 800 sqft

Milking Barn - 861 sqft

Pig Sty - 282 sqft

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

PLEASE NOTE: The AI-generated images are illustrative impressions of how the completed farmhouse and barn conversions could look following renovation, details may vary.





