



The
LEE, SHAW
Partnership

Development Opportunity 'The Coach
House' adjoining Giles House Farmhouse
Giles House Farm Bromsgrove Road Belbroughton DY9 9TY

OPPORTUNITY

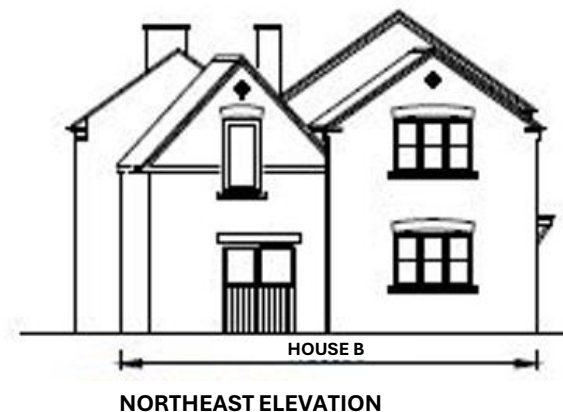
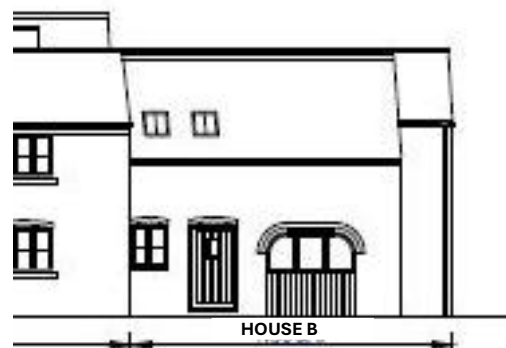
An exciting development opportunity to convert and extend stores attached to Giles House farmhouse to create a three-bedroom semi-detached dwelling which is affectively known as 'The Coach House'.

This makes provision for a ground floor entrance hall with staircase to first floor, guest cloakroom with WC. Open plan kitchen living room with separate dining room, first floor landing, three bedrooms together with ensuite shower room/wc and house bathroom/wc. Described as house B on the Drawings. Gross internal area on the drawings in 1345 sqft (124.95 sqm) once extended and converted.

The property will have a defined garden area as shown on the site plan edged red.

Relevant Planning Applications

Planning application granted reference 25/01440/FUL which relates to Giles House Farmhouse and attached stores – proposed alterations to existing dwelling with approved extensions under application reference: 22/01089/FUL into two semi-detached dwellings within the approved extended larger dwelling envelope.



Proposed floorplans

It is conveniently located close to the particularly desirable north Worcestershire village of Belbroughton which has lots to offer nestling between the Clent Hills and offering great walking and riding country. This quintessential village had a village green and a mix of period architecture and everyday amenities including a general store, post office, doctors' surgery primary school and a number of public houses, plus cricket and tennis club.

Birmingham and the West Midlands conurbation are within an easy commute. There are local train stations at Hagley and Blakedown to Birmingham and with onward services to London. Junction 4 of the M5 motorway is approximately 4 miles distance and there are good links to the NEC and Birmingham international airport. The property is approached by way of a private driveway which serves other dwellings including barn conversions.

Additional information

Tenure: freehold

Services: mains services are available on site for water and electricity

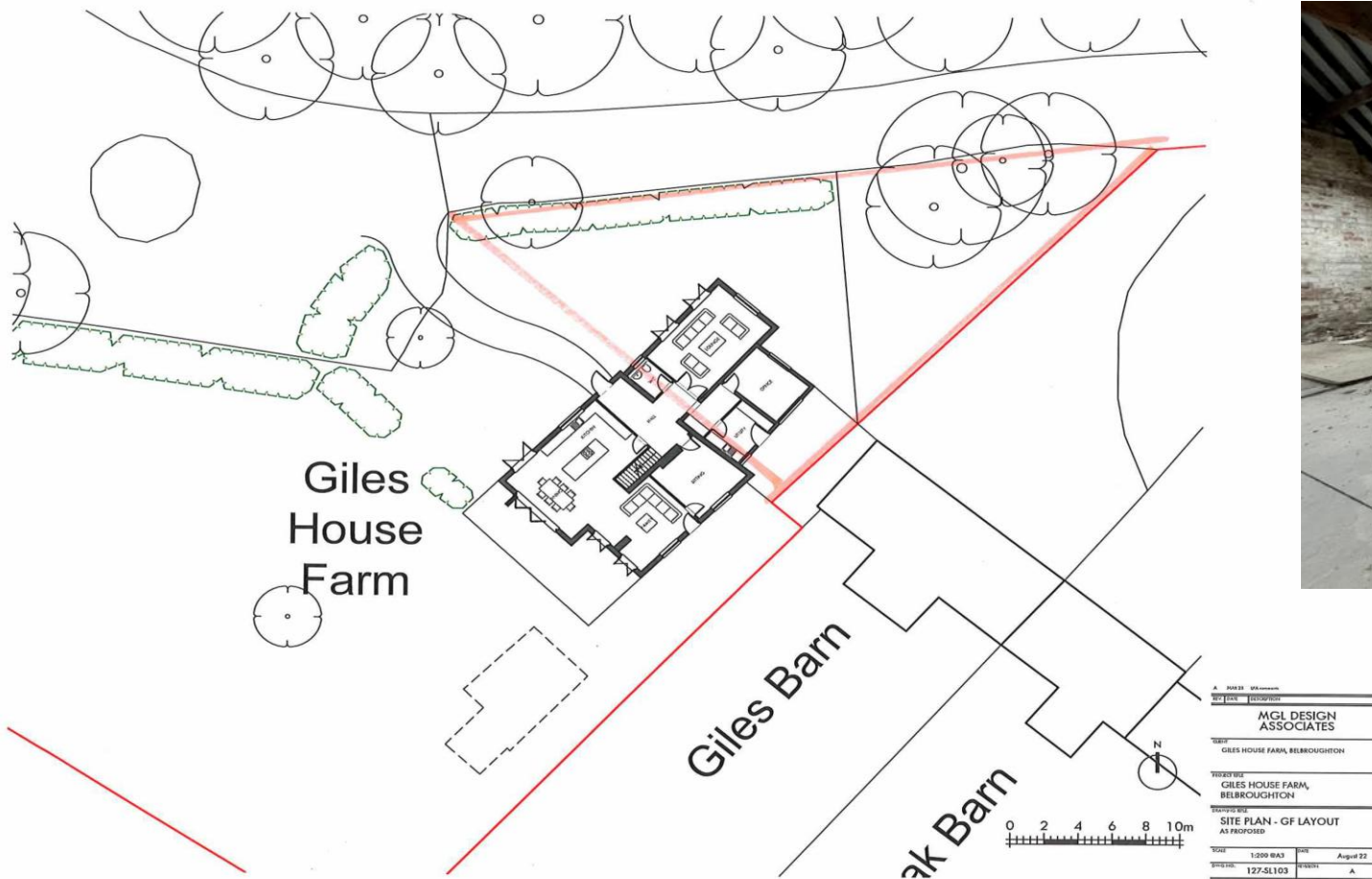
Broadband & mobile coverage: Available via the Ofcom Checker: <https://checker.ofcom.org.uk>

Construction: Brick with pitched tiled roof

Shared driveway access

Additional land: there may be potential to purchase land at an additional cost if a buyer wanted a paddock perhaps for a horse.





Selling Agents: The Lee, Shaw PARTNERSHIP

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