



The
LEE, SHAW
Partnership

Barns at Giles House Farm
Bromsgrove Road, Belbroughton, DY9 9TY

FOUR RESIDENTIAL DWELLINGS

A particularly rare opportunity to purchase one of four barn conversions to provide a fabulous home. Each barn in the block will be sold individually, and the price guide relates to one of the four converted barns which are either end or mid terraced.

The principle has been established in planning application reference 25/00180/CUPIRO decided on 10th April 2025 for conversion of agricultural barn into four residential dwellings accessed from Bromsgrove Road.

A subsequent application has been submitted reference 26/00517/CUPRIO which is awaiting outcome.

Located between Belbroughton and Clent the property will be accessed from the A491 by way of an existing long driveway which serves Giles House Farm, two other barns and land.

Drawings and CGIs are purely for illustration purposes only at this stage as preliminary

information is to establish expressions of interest. The intention is that each barn in the block will provide open plan contemporary lounge/kitchen/dining space, separate study, entrance hall with staircase to first floor and guest cloakroom/WC

At first floor level the intention is to provide two bedrooms together with ensuite and family bathroom. There will be allocated parking.

Further details will be released once detailed specifications are known.



DEVELOPMENT LOCATION

Belbroughton is a particularly attractive North Worcestershire village which has lots to offer nestling beneath the Clent Hills and offering great walking and riding country. This quintessential village has village green, a mixture 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 clubs. Birmingham and the West Midlands conurbation are within an easy commute. There are local railway services operating from Hagley and Blakedown into Birmingham and with onward services to London. Junction 4 of the M5 motorway is approximately 4 miles distance and easy access to the NEC and Birmingham International airport.

It should be noted that full details will be subject to final detailed planning consent.

Additional information

Tenure – Freehold

Services – mains electricity and water, heating is to be determined subject to building regulations and drainage is private drainage.

Construction – Steel Portal Frame with Cladding and pitched roof.

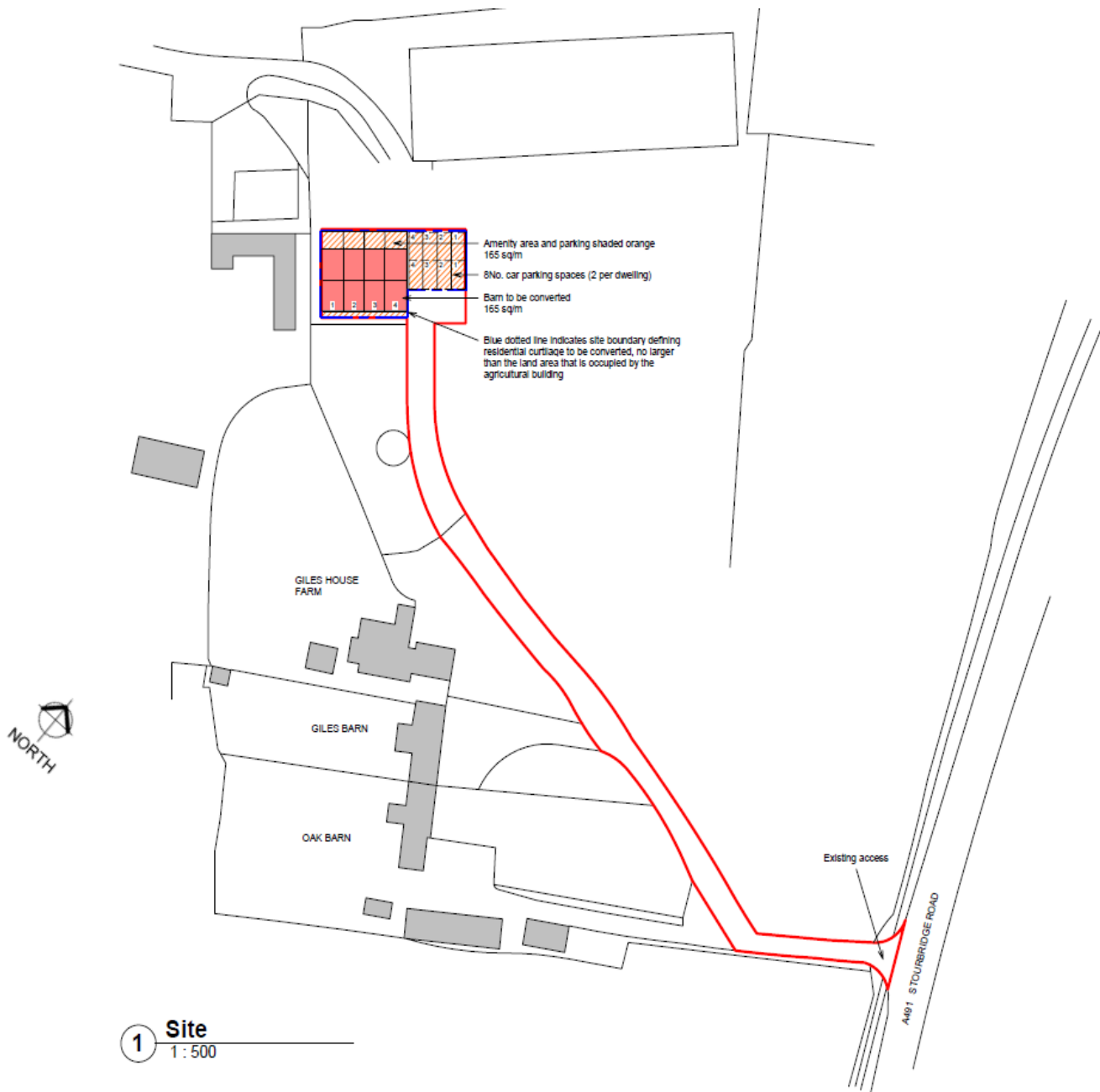
To have full build warranty and optional extras to be agreed subject to stage of build.

Garden boundaries yet to be determined.

Mobile and broadband coverage: <https://checker.ofcom.org.uk>

Agents note: Shared driveway access

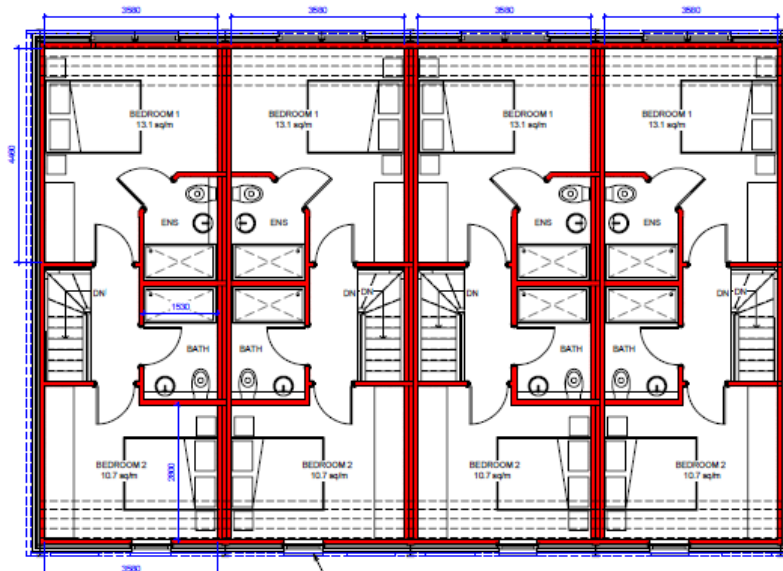
Brochure version dated 1st June 2026



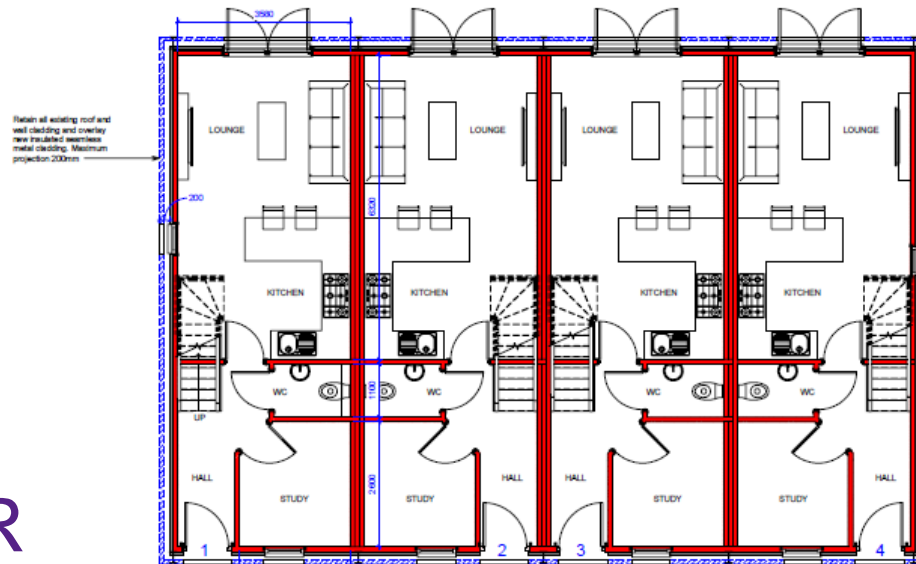


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



5 **First Floor**
1 : 50



1 **Ground Floor**
1 : 50

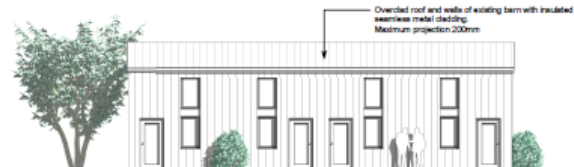
FLOOR PLANS



2 **North East Elevation**
1 : 100



3 **North West Elevation**
1 : 100



4 **South East Elevation**
1 : 100



6 **South West Elevation**
1 : 100



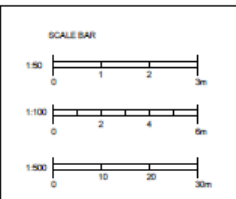
TYPICAL IMAGE OF OVERCLAD DETAIL.



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Where drawings are based on survey information received, surveys are available on request. All drawings to be read in conjunction with all relevant Structural and MSE Engineers drawings and specifications.

It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.



STATUS	PURPOSE OF ISSUE	
PROJECT	PROPOSED CONVERSION TO 4NO. DWELLINGS	
TITLE	BARN AT GILES HOUSE FARM, BROMSGROVE ROAD, STOURBRIDGE	
CLIENT	MR. I. WATSON	
DRAWN BY JG	CHECKED BY SG	DATE 02/10/2024
SCALE (B/A)	As indicated	
DRAWING NUMBER 4635-901B		REV

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VALUE. SELL. LET.

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.